



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-087404-25

In the matter of: UNIT #6, 4861 VALLEY WAY
NIAGARA FALLS ON L2E1W4

Between: NUVO INVESTMENTS INC.

Landlord

And

MIHIR PATEL
NANDANE HARICHARAN

Tenants

NUVO INVESTMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MIHIR PATEL and NANDANE HARICHARAN (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenant's rent.

This application was heard by videoconference on January 8, 2026.

The Landlord and the Tenant attended the hearing.

On consent, the parties agreed to the following facts:

1. The Tenants no longer reside in the rental unit as of the date of the hearing. The parties shall determine the exact date of vacating pursuant to the L1 application.

It is ordered that:

1. The Landlord's application is dismissed.

January 20, 2026
Date Issued

Allana McComb
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.