



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-090599-24

In the matter of: 36 Mullholland ave
Cambridge ON N3C0C3

Between: Deanna Norris
Kevin Norris Tenant

And
Farooq Hassan Landlord

And
Gurwinder Brar
Sukhveer Brar Purchaser

Deanna Norris and Kevin Norris (the 'Tenant') applied for an order determining that Farooq Hassan (the "Landlord") and Gurwinder Brar and Sukhveer Brar (the 'Purchaser') gave a notice of termination in bad faith.

This application was heard by videoconference on January 19, 2026.

The Tenant, the Landlord's Legal Representative, Shahbaz Vardag, and the Purchaser attended the hearing.

Evidence and submissions were heard with respect to this matter, following which I informed the parties of determinations with respect to the liability of the Landlord and Purchaser, specifically that the Landlord would not be held responsible for service of a notice of termination in bad faith, but that the Purchaser would be.

Following this the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent, including that in issuing out this order on consent there would not be reasons given in writing with respect to the contents of the hearing and the determinations made which were communicated to the parties verbally.

The Landlord's Legal Representative was not present for the portion of the hearing in which the terms of the consent were taken, but prior to departing the hearing had consented on behalf of his client to this matter being resolved by a consent order so long as no liability was apportioned to the Landlord.

It is ordered on consent that:

1. The Purchaser shall pay to the Tenant the sum of \$10,000.00 as compensation for the subject matter of this application as follows:
 - a. The Purchaser shall pay to the Tenant \$5,000.00 on or before February 7, 2026;
and
 - b. The Purchaser shall pay to the Tenant \$5,000.00 on or before February 22, 2026.
2. If the Purchaser fails to make any payment to the Tenant in accordance with paragraph 1, the Purchaser will start to owe interest on the full outstanding balance. This will be simple interest calculated from the day after the first missed payment was due at 4.00% annually on the balance outstanding.

January 23, 2026
Date Issued

Benjamin Seigel

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.