



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-041346-25

File Number: LTB-T-096056-25

File Number: LTB-T-096044-25

In the matter of: 5151 25 Sideroad
Milton ON L7J2L7

Between: Rachel Kukulewich Tenant

And

Ramandeep Jhajj Landlords
Amarjit Mand

Rachel Kukulewich and Nathan Coffey (the 'Tenant') applied for an order determining that Ramandeep Jhajj and Amarjit Mand (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- gave an notice of termination in bad faith
- has not complied with maintenance obligations.

An Adjudicative Case Conference (ACC) was held by videoconference on January 22, 2026.

The Tenant, the Landlords and the Landlords' legal representatives Avi Rosen and Naseen Hosein attended the ACC.

At the hearing, the parties consented to a global resolution to resolve all matters before the Board. I was satisfied the parties understood the consequences of the consent.

Determinations:

1. The parties agreed to resolve the pending matters before the Board.
2. This order does not impact the Landlord's L1 application LTB-L-068344-25, issued on November 4, 2025.

It is ordered on consent that:

1. The application is amended to remove Nathan Coffey as a Tenant party.

2. The Landlords shall pay to the Tenant \$2,000.00, by certified cheque, on or before February 20, 2026.
3. If the Landlords do not pay the Tenant the full amount owing on or before February 20, 2026, the Landlords will start to owe interest. This will be simple interest calculated from February 21, 2026 at 4.00% annually on the balance outstanding.
4. Pursuant to the agreement of the parties, this resolves all matters related to this tenancy.

January 28, 2026

Date Issued

Dana Wren

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.