



Order under Sections 31 and 135 Residential Tenancies Act, 2006

File Number: LTB-T-087823-24

In the matter of: 4A, 43 Delaware Avenue
Ottawa Ontario K2P0Z2

Between: Rishi Devendrakumar Patel
Raj Devendarkumar Patel Tenants

And

Bennett Holdings Inc Landlord

Rishi Devendrakumar Patel and Raj Devendarkumar Patel (the 'Tenants') applied for an order determining that Bennet Holdings Inc (the 'Landlord') collected or retained money illegally. (T1 application)

The Tenants also applied for an order determining that the Landlord: substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household. (T2 application)

These T1 and T2 applications were heard by videoconference on January 20, 2026.

The Tenants and the Landlord's Agent, Joe Marano, attended the hearing. Glenn Gosling was also present as a friend of the court to assist Mr. Marano in the settlement discussions.

At the hearing, the parties came before and consented to the following order. Both parties agreed that Bennett Holdings Inc. was the landlord at the time of the August 1 to September 1, 2024 tenancy and that Rent in Ottawa Property Management was the property management (agent) firm for the Landlord. They also agreed that the rental unit property sold subsequently to another party (named during the hearing but not party to the consent order that would resolve the T1 and T2 applications). The Landlord's Agent confirmed he had the Landlord's consent for this settlement. I was satisfied that the parties understood the terms and consequences of their joint submission.

It is ordered on consent that:

1. This order represents a full and final settlement, resolving all matters with respect to the tenancy between the parties at unit 4A, 43 Delaware Avenue in Ottawa.
2. On or before March 21, 2026, the Landlord shall pay \$1,000.00 to the Tenants by electronic funds transfer using the following email address: raj6002patel@gmail.com.

3. If the Landlord does not pay the Tenants the full amount of \$1,000.00 owing by March 21, 2026, the Landlord will owe interest. This will be simple interest calculated from March 22, 2026 at 4.00% annually on the balance outstanding.
4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

February 3, 2026

Date Issued

Alex Brkic

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.