



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

File Number: LTB-T-043084-25

In the matter of: 55 PARKWOOD DR
CAMBRIDGE ON N1S3K9

Between: Frank Elter Tenant

And

Harpinder Gill Landlord

Frank Elter (the 'Tenant') applied for an order determining that Harpinder Gill (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on February 5, 2026.

The Landlord's Legal Representative Richard Lammers and the Tenant's Legal Representative Janet van Oordt attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$12,000.00. This shall pay paid in two installments as follows:
 - a) On or before March 15, 2026, the Landlord shall pay to the Tenant \$1000.00
 - b) On or before August 31, 2026, the Landlord shall pay to the Tenant \$11,000.00
2. If the Landlord does not pay the Tenant the full amount owing on or before August 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.
3. The parties agree that the Tenant has requested payment by bank draft or certified cheque in his name, which can be sent to the offices of the Tenant's Legal Representative Janet van Oordt.
4. The parties agree that this resolves all matters relating to the tenancy between the parties.

February 10, 2026
Date Issued

Reid Jackson

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.