



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-051239-25

In the matter of: 105 Westmount Road E
kitchener ON N2M4Y6

Between: Jaykumar Panchal
Riddhi Panchal
Kriss Rawal
Yug Patel
Pia Patel
Tenants

And

Richard Szabo
Karen Szabo
Kyle Szabo
Landlords

Jaykumar Panchal, Riddhi Panchal, Kriss Rawal, Yug Patel and Pia Patel (the 'Tenants') applied for an order determining that Richard Szabo, Karen Szabo, and Kyle Szabo (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application was heard by videoconference on February 12, 2026. The two former named Landlords, and the Tenants, attended the hearing. At the hearing, the parties consented to the following order.

Agreed facts:

1. The parties agree that the Tenants are withdrawing their application and it is agreed that this is a global resolution of all issues relating to the tenancy.

It is ordered on consent that:

2. The application having been withdrawn, the LTB's file is closed.

February 13, 2026
Date Issued

Vishal Nanda
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.