



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-109188-25

In the matter of: 501, 2111 Roche Court
Mississauga ON L5K1T4

Between: Hazel Thomas
Thabiti Thomas
Tenants

And

Jamuna Investments Ltd.
Landlord

Hazel Thomas and Thabiti Thomas (the 'Tenants') applied for an order determining that Jamuna Investments Ltd. (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 and/or harassed, obstructed, coerced, threatened or interfered with the Tenants (T2 application).

Hazel Thomas and Thabiti Thomas (the 'Tenants') applied for an order determining that Jamuna Investments Ltd. (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

The parties requested mediation and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on February 10, 2026, by a Dispute Resolution Officer, Roxanne Theriault with the Landlord and Tenant Board.

The Tenants, the Landlord's Legal Representative, Rachel Ladd and the Landlord's Agent, Balbir Sidbu participated in mediation.

The parties agreed to an order on consent in full and final satisfaction of the application, and in so doing, understand their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties have provided their informed, independent, and voluntary consent.

It is ordered on consent that:

1. The Landlord will offer a “2-level unit” in the same residential complex that is acceptable to the Tenants.
2. The lawful monthly rent for this unit will be \$1,697.00.
3. The Tenants can take immediate possession of the unit being offered.
4. The Tenants will sign a one-year lease agreement.
5. The Tenants will pay \$177.00 to “top-up” the last month’s rent deposit.
6. The Tenants will sign the Landlords’ “full and final release” document.
7. The order resolves all issues with respect to the tenancy up to February 10, 2026.

February 13, 2026

Date Issued

Roxanne Theriault

Hearings Officer, 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.