



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-086253-25-AM

In the matter of: 1A, 383 BELANGER AVE
TIMMINS ON P4N2W3

Between: AVANEW FUND 2 SINGLE FAMILY RENTAL GP INC. Landlord

And

MEHAK KAUR Tenants
NAMNEET SHARMA
HARNEET SANDHU
SANDEEP KAUR
REVTI SHARMA
SARTHAK SHARMA

AVANEW FUND 2 SINGLE FAMILY RENTAL GP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MEHAK KAUR, NAMNEET SHARMA, HARNEET SANDHU, SANDEEP KAUR, REVTI SHARMA and SARTHAK SHARMA (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

AVANEW FUND 2 SINGLE FAMILY RENTAL GP INC. (the 'Landlord') also applied for an order requiring MEHAK KAUR, NAMNEET SHARMA, HARNEET SANDHU, SANDEEP KAUR, REVTI SHARMA and SARTHAK SHARMA (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on February 3, 2026.

The Landlord's legal representative Angie Gravelle, the Landlord's agent, and The Tenants Mehak Kaur, and Harneet Kaur represented on behalf all Tenants. The parties reached consent prior the mediation. I am satisfied that the parties understood the terms of this order.

This amended order is issued by DRO Maryam Cooper to correct clerical error in the original order issued on February 10, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord \$3,057.68, which represents the reasonable out-of-pocket expenses the Landlord has incurred as a result of the unpaid utility costs.
3. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
4. The Tenants shall pay the Landlord \$3,243.68 for unpaid utility costs to the date of hearing and the application filing fee.
5. The Tenants shall pay the amount in paragraph 4 of this order in accordance with the following payment schedule:
 - \$275.00 on or before the 1st day of each month, starting on March 1, 2026 to January 1, 2027,
 - \$218.68 on or before February 1, **2027**.
6. The Tenants shall pay to the Landlord the future utility payments in full and on time for the duration of the Tenancy.
7. If the Tenants fail to comply with the conditions set out in this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

February 10, 2026
Date Issued

Maryam Cooper
Hearings Officer, Landlord and Tenant Board

February 24, 2026
Date Amended

Maryam Cooper
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.