



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-004929-25 and LTB-L-076740-25-RV

In the matter of: 1, 1427 Lansdowne Avenue
Toronto ON M6H3Z9

Between: Devorah Kobluk Tenant

And

1000207032 Ontario Inc. Landlord

Devorah Kobluk (the 'Tenant') applied for an order determining that Ami Patel (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 25, 2026.

The Landlord, the Landlord's Representative, Cameron Parrott and the Tenant attended the Adjudicative Case Conference.

Preliminary Issue:

The Landlord is 1000207032 Ontario Inc. The application is amended as reflected on the style of the cause of this order.

The parties requested the following consent order:

The parties agree:

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1. The Landlord and Tenant agreed to have no contact after this tenancy is terminated. This would not include any cause of action that may arise after February 25, 2026.
2. The Landlord shall provide the Tenant a reference letter confirming the Tenant paid rent for the duration of the tenancy.
3. Upon the date the Tenant vacates the unit, the Landlord shall contact the police to drop any investigation related to a complaint of an alleged event that occurred February 19,

2026.

4. The Landlord shall delete/destroy all video footage from camera at the front step of the rental unit, and shall not use or share the video with any person(s) for any purpose.
5. The last month rent deposit is still being held by the Landlord and the Landlord shall apply the deposit to Tenant's March 2026 rent charges.
6. The Landlord shall provide the Tenant a receipt for August 2025 utility the Tenant paid in the amount of \$103.89.
7. This order resolves all issues related to the tenancy to the day of the hearing. This includes, but not limited to, the second N5 Notice of Termination with a termination date of March 16, 2026.

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8. The Tenant requested the consent of the Board to withdraw her review request of order LTB-L-076740-25 issued on February 6, 2026, filed on February 20, 2026.
9. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

On consent it is ordered that:

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1. The request to review order LTB-L-076740-25 issued on February 6, 2026, is dismissed. The order is confirmed and remains unchanged.

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2. The tenancy is terminated on or before March 31, 2026. The Tenant must move out of the rental unit on or before March 31, 2026.
3. On or before March 31, 2026 or upon vacancy, the Landlord shall pay the Tenant \$23,820.00 in guaranteed funds.
4. The Landlord shall apply the last month rent deposit to the Tenant's March 2026 rent charges.
5. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after April 1, 2026.

February 27, 2026
Date Issued

Sandra Macchione
Vice Chair, 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.