



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

File Number: LTB-T-051453-25

In the matter of: 42 UTTER PL
STONE CREEK ON L8J0H7

Between: Sandra Needham Tenant
Javier Bailey

And

Sunil Sharma Landlord
Usha Sharma
Vasundhra Kaparwan
Prahbjot Wahla

Sandra Needham and Javier Bailey (the 'Tenant') applied for an order determining that Sunil Sharma, Usha Sharma, Vasundhra Kaparwan and Prahbjot Wahla (the 'Landlord') gave a notice of termination in bad faith.

This application was scheduled to be heard by videoconference on March 2, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord Representative Scott Thibaudeau, the Landlords Sunil Sharma, Usha Sharma, and Vasundhra Kaparwan, and the Tenants were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified at Tenant at the top of the Order.

The parties agreed that:

1. The Tenant vacated the rental unit on May 05, 2025.
2. The Landlord will provide the Tenant with rent receipts for the period of January 2025, up to and including May 05, 2025, on or before March 15, 2026.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant \$6,000.00 in satisfaction of the claims contained in this application.

2. The Landlord shall pay the Tenant the amount set out in paragraph 1 in accordance with the following schedule:
 - \$3,000.00 on or before April 30, 2026; and,
 - \$3,000.00 on or before June 30, 2026.
3. If the Landlord fails to make any of the payments in accordance with paragraph 2 of this order, and by the dates required, the balance owing under paragraph 1 of this order shall become payable on the day following the date of default and shall bear simple interest. This will be simple interest calculated from the day following the default, in accordance with the *Courts of Justice Act* on the balance outstanding.

March 10, 2026
Date Issued

Adam Rogers
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.