



Order under Section 31 and 57 Residential Tenancies Act, 2006

File Number: LTB-T-093754-23
LTB-T-088734-24

In the matter of: 188 CHURCH ST N
ALLISTON ON L9R0G2

Between: Cherie Rodrigues
Assis Rodrigues Tenants

And

Vivek Dutta
Nisha Dutta Landlords

Cherie Rodrigues and Assis Rodrigues (the 'Tenants') applied to the Landlord and Tenant Board ('LTB') for an order determining that Vivek Dutta and Nisha Dutta (the 'Landlords'):

- entered the rental unit illegally; and
- harassed, obstructed, coerced, threatened or interfered with the Tenants (LTB-T-093754-23, T2 application).

The Tenants also applied for an order determining that the Landlords gave a notice of termination in bad faith (LTB-T-088734-24, T5 application).

The applications were scheduled to be heard by video conference on March 2, 2026. The Tenants attended and were represented by licenced paralegal, Patience Loyal. The Landlords attended and were represented by licenced paralegal, Liam Walker.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the applications and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The tenancy terminated and the Tenants moved out of the rental unit.

- b. The Tenants' T2 application, LTB-T-093754-23, is amended to add Nisha Dutta, as a Landlord, and her mailing address is 17 Bengel Rd, Brampton, L6P 2X3.
- c. The Tenants' T5 application, LTB-T-088734-24, is amended to correct the Landlords' mailing address to 17 Bengel Rd, Brampton, L6P 2X3.
- d. The Landlords shall pay the Tenants \$11,000.00 on or before March 9, 2026. Although, the payment must be made in full on or before March 9, 2026, the parties have agreed the payments will be made to the Tenants through e-transfer to the email address of Cherie Rodrigues at cherierodrigues@hotmail.com as follows:
 - \$2,000.00 on March 2, 2026;
 - \$3,000.00 on or before March 4, 2026;
 - \$3,000.00 on or before March 6, 2026; and
 - \$3,000.00 on or before March 8, 2026
- e. This order resolves all issues between the parties arising from the tenancy.

On consent of the parties, it is ordered that:

1. Application LTB-T-093754-23 is amended to add **Nisha Dutta** as a Landlord and reflect that her mailing address is **17 Bengel Rd, Brampton, ON L6P 2X3**.
2. Application LTB-T-088734-24 is amended to correct the mailing address of the Landlords to **17 Bengel Rd, Brampton, ON L6P 2X3**.
3. The total amount the Landlords shall pay the Tenants, is \$11,000.00.
4. The Landlords shall pay the Tenants the full amount owing on or before March 9, 2026.
5. If the Landlords do not pay the Tenants the full amount owing on or before March 9, 2026, the Landlords will owe interest. This will be simple interest calculated from March 10, 2026 at 4.00% annually on the balance outstanding.
6. This order resolves all issues between the Tenants and the Landlords arising from the tenancy.

March 3, 2026
Date Issued

Joanne Lolato
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.