



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

File Number: LTB-T-065310-24

In the matter of: Main Floor, 417 Rossmount Ave
Oshawa ON L1J3K5

Between: Shafaq Ali
Rahim Ali
Tenants

And

2598940 Ontario Ltd.
Aditya Koparde
Shruti Dash
Landlords

Shafaq Ali and Rahim Ali (the 'Tenants') applied for an order determining that 2598940 Ontario Ltd., Aditya Koparde and Shruti Dash (the 'Landlords'): substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household; and harassed, obstructed, coerced, threatened or interfered with the Tenants.

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

The Landlord Aditya Koparde, the Landlords' representative Moezzam Alvi, the Tenant Shafaq Ali, the Tenants' representative Priya Kundan, and the Tenants' ASL interpreters David Kolenda and Jenn Abel attended the hearing.

The parties reached a consent agreement. I was satisfied that the parties understood the consequences of their consent and proceeded to issue an order based on the agreed upon terms. On consent of the parties, the respondent Josephine Giuliani-Battersby is also removed as a party to the application.

It is ordered on consent that:

1. The parties agree that this order represents a full and final release and settles all issues between the parties with respect to this tenancy, and that no further claims can be brought forward by either party.
2. The Landlords shall pay to the Tenants \$3,000.00 on or before February 28, 2026. The Landlords shall make this payment by sending an e-transfer of funds to the Tenant Shafaq Ali at the email address providing in the hearing.

3. If the Landlords do not pay the Tenants the full amount owing by February 28, 2026, the Landlords will owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

March 6, 2026
Date Issued

Madeline Ntoukas
Member, 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.