



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

File Number: LTB-T-100423-24

In the matter of: 78 GODSTONE RD
Toronto ON M2J5G5

Between: Omar Bharadia Tenants
Zulekha Bharadia

And

Venice Park Developments Limited Landlord

Omar Bharadia and Zulekha Bharadia (the 'Tenants') applied for an order determining that Venice Park Developments Limited (the 'Landlord'):

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

This application was heard by videoconference on March 4, 2026.

The Landlord's Legal Representative, E. Steiman, the Landlord's Agent, D. Chan, and the Tenants, attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order represents a full and final resolution of the issues in this application.
2. The Tenants shall put the Gas Utility and the Water Heater Rental Utility in their name on or before October 1, 2026.
3. The Landlord shall not correspond with the Tenants regarding the Gas or Water Heater Rental billing until after October 1, 2026 unless the Tenants ask for assistance with these billings.
4. The Landlord waives any claim for Gas and Water Heater Rental arrears or charges to September 30, 2026 so long as the Tenants comply with paragraph 2 of this order and these billings remain in the Tenants' name.

5. The parties agree that the terms of this consent order shall remain confidential between them.

March 10, 2026

Date Issued

Lisa Del Vecchio

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.