



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

**File Number:** LTB-T-063072-25

**In the matter of:** 107 JANEFIELD AVE  
GUELPH ON N1G2L4

**Between:** Uneeb Memon Tenant

**And**

Judith Cockburn Landlord

Deepak Sridhar (the 'Tenant') applied for an order determining that Judith Cockburn (the 'Landlord') had provided a Notice of Termination in Bad Faith.

The application was scheduled to be heard by video conference on March 4, 2026. The Landlord attended and was represented by Sean O'Connor. The Tenant was also present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

### **The Parties agreed:**

- a. The Tenant applied for an order determining that the Landlord had provided a Notice of Termination in bad faith.
- b. The Tenant states that he vacated the rental unit on July 31, 2024.
- c. Both parties agree that neither party will post information regarding this application on social media and will not disparage the other party publicly.
- d. This Consent Order constitutes a full and final resolution of all issues related to the tenancy.
- e. The Landlord will send payment to the Tenant in the amount of \$4,000.00 on or before March 16, 2026, by e-transfer to uneeb.memon@gmail.com.

**It is ordered on consent that:**

1. The Landlord shall send payment to the Tenant in the amount of \$4,000.00 on or before March 16, 2026.
2. The Consent Order resolves all matters raised in the applications and all matters arising from the Tenancy. This is a full and final resolution of all issues related to the Tenancy.

**March 9, 2026**  
**Date Issued**

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Helen Giannini  
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.