



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

File Number: LTB-T-053136-25

In the matter of: 1267 AMHERST GATE
OSHAWA ON L1L 0T1

Between: Makisa King Tenant

And

Himanshu Rateja Landlord

Makisa King (the 'Tenant') filed a T5 application for an order determining that Himanshu Rateja (the 'Landlord') gave a notice of termination in bad faith.

A hearing took place at the Landlord and Tenant Board on March 9, 2026 via video teleconference on VC line 142. The Tenant attended and was self-represented. The Landlord's Legal Representative Francisco Gomez attended.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The Landlord shall pay the Tenant the total sum of \$6,000.00 by e-transfer to the Tenant at e-mail address: makisaking18@gmail.com The Landlord shall pay this sum on a payment plan according to the dates and amounts of each payment as follows:
 - a) On or before March 10, 2026 and on or before the 10th (tenth) day of each consecutive month thereafter for the next 5 months (6 months total including the start date) up to and including August 10, 2026 the amount of \$1,000.00 per month.
2. If the Landlord defaults on any one of the payments noted in paragraph 1, then at the time of default any outstanding balances shall become immediately due and payable and simple interest will begin to accrue on any amounts owing pursuant to the Courts of Justice Act.

March 11, 2026
Date Issued

Chris Jackson
Hearing 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.