



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

File Number: LTB-T-096489-24

In the matter of: 54 LISBETH CRES
LINDSAY ON K9V0C9

Between: Laura Herr Tenant

And

Divyesh Patel Landlord
Nirmalaben Patel

Laura Herr (the 'Tenant') applied for an order determining that Divyesh Patel and Nirmalaben Patel (the 'Landlords') gave a notice of termination in bad faith.

The application was scheduled to be heard on March 10, 2026, by video conference, at which the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlords, Divyesh Patel, the Landlord's Legal Representative, Vijayant Sood, and the Tenant, attended mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The total amount the Landlords shall pay the Tenant is \$7,000.00.
2. The Landlords shall pay the amount set out in paragraph 1 above, in accordance with the following schedule:
 - \$1,000.00 on or before March 20, 2026.
 - \$1,000.00 on or before the last day of each month starting April 30, 2026, up to and including September 30, 2026, inclusive.

3. If the Landlord does not pay the Tenant the full amount owing as outlined in paragraph 2 above, the Landlords will owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.
4. If the Landlords do not pay the Tenant the full amount owing as set out in paragraphs 1 and 2 above, the Tenant has the right, from the day following a breach, to collect the full amount owing or any balance outstanding under this order.
5. This order resolves all issues to the tenancy and constitutes a full a final settlement of the matters between the parties.

March 13, 2026
Date Issued

Michelle Forrester
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.