



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106398-25

In the matter of: 37 DUNSTABLE DR
WHITBY ON L1M 2L8

Between: Gautam Kapoor Landlords
Preeti Kapoor

And

Dolan Cote Tenants
Teresa Cote

Gautam Kapoor and Preeti Kapoor (the 'Landlords') filed an L2 application for an order to terminate the tenancy and evict Dolan Cote and Teresa Cote (the 'Tenants') based on an N5 notice of termination because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another Tenant. The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

A hearing took place at the Landlord and Tenant Board on March 11, 2026 via video conference on VC line 119. The Landlords' Legal Representative Kelly Hawkes attended with the Landlord Gautam Kapoor. The Tenants attended and were self-represented. The Tenants attended with Kirtika Chhatwal as the Tenants' Support.

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 of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants continues if the Tenants meet the conditions set out below.
2. Commencing March 11, 2026 and continuing forward from this date, the Tenants shall ensure that they pay the utilities on time and in full on or before the due date of each utility bill.

3. If the Tenants fail to comply with the conditions of payment of the utilities set out in paragraph 2 of this order related to the issues in the application, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. On or before March 31, 2026 the Tenants shall pay the application filing fee in the amount of \$186.00.
5. Commencing April 1, 2026 if the Tenants have not paid the full amount of \$186.00 noted in paragraph 4, then the Tenants shall be considered to have defaulted on the payment and any outstanding balances shall become immediately due and payable as of this date with simple interest beginning to accrue on any amounts owing pursuant to the Courts of Justice Act.

March 19, 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.