



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

File Number: LTB-T-062293-25

In the matter of: 285 APPLE HILL CRES
KITCHENER ON N2R0E5

Between: Tia Wilson-Lewis Tenants
Milton Soza

and

Ashish Sharma Landlord

Tia Wilson-Lewis and Milton Soza (the 'Tenant') applied for an order determining that Ashish Sharma (the 'Landlord') gave a notice of termination in bad faith.

This application was scheduled to be heard by videoconference on March 12, 2026. Instead, the Tenants, the Landlord, the Landlord's Legal Representative Barrett Beaudoin and the Tenants' Legal Representative Claire Hardy engaged in private settlement discussions. Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. Without any admission of liability or wrongdoing, the Landlord shall pay the Tenants \$5,250.00.
2. The Landlord shall pay the Tenants the full amount owing by April 11, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by April 11, 2026, the Landlord will owe interest. This will be simple interest calculated from April 12, 2026, at 4.00% annually on the balance outstanding.
4. This is a full and final settlement of all matters related to the tenancy. The terms contained in this order resolve all issues between the parties to date.

March 17, 2026
Date Issued

Lindsay Phomin
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.