



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

File Number: LTB-T-009573-26

In the matter of: 23 DURHAMVIEW CRES
STOUFFVILLE ON L4A1S4

Between: Sinnathurai Nadarajah Tenant

And

2727217 Ontario Ltd. Landlord

Sinnathurai Nadarajah (the 'Tenant') applied for an order determining that 2727217 Ontario Ltd. (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 27, 2026.

The Landlord's agent, Farshid Haghighi, and the Tenant attended the hearing. The Tenant was represented by Eril Bregu and assisted by an interpreter, Tharmila Subramaniam. The Landlord was represented by Eric Steiman. Parties requested the order below on consent. They agree that the order below resolves all issues between the parties in relation to this tenancy.

On consent of the parties, it is ordered that:

1. The tenancy is terminated effective January 28, 2026.
2. The Tenant can collect his belongings from the following locations and at the following times:
 1. 1082 Bloomington Road Aurora, unit 467 (a storage unit),
 2. The Landlord will meet with the Tenant there at 9am on Feb 28, 2026 and provide a key. The Tenant will then have access until midnight on the February 28th, 2026 and then again from 9am to midnight on March 1st, 2026,
 3. If the Tenant requires more time after 11:59 on March 1st, then the Tenant must take over the storage unit from the Landlord, which the Landlord shall consent to,

4. In relation to the Tenant's belongings at the rental unit itself, the Tenant will be provided access to the garage only. No access to the interior of the house shall be provided. Access to the garage will be given on March 2nd, 2026 from 9 am to 6 pm, and
5. All of the Tenant's personal possessions will be made available on "as is where is" basis and will no longer be available after the times and dates above.

March 24, 2026
Date Issued

Vladimir Nikitin
Member, 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.