



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-065384-25

In the matter of: 2064 Kate Avenue
Innisfil, Ontario L9S 1Y3

Between: Lucas Bonisteel Tenants
Jennifer Bonisteel

And

Joffren Bakeerathan Landlords
Shafna Faiz

Lucas Bonisteel and Jennifer Bonisteel (the 'Tenants') applied for an order determining that Joffren Bakeerathan and Shafna Faiz (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on March 12, 2026.

The Tenants and the Landlord Joffren Bakeerathan attended the hearing.

At the hearing, the parties came to an agreement to resolve the Tenant's application on consent. I am satisfied that the parties consented to the following order with a full understanding of the consequences of doing so.

It is ordered on consent that:

1. The tenancy between the parties terminated on August 13, 2025, the date the Tenants vacated the rental unit.
2. The Landlord agrees that the Tenants do not owe any further rent for the use of the rental unit during the tenancy.
3. The Tenants agree that no further applications will be made with respect to any maintenance issues or any other issues pertaining to the tenancy.

4. This order is a full and final resolution of the Tenants' application and all issues related to the tenancy.

March 31, 2026

Date Issued

Jeremy Henderson

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.