



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

File Number: LTB-T-036655-25

File Number: LTB-L-096094-25

In the matter of: 812, 12 MERCHANT AVENUE
WATERLOO ON N2L0E6

Between: ROMA RAJWANI Tenant

And

Terracorp Management Inc. Landlord

ROMA RAJWANI (the 'Tenant') applied for an order determining that Terracorp Management Inc. (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

An Adjudicative Case Conference (ACC) was held by videoconference on March 26, 2026.

The Tenant and the Landlord's legal representative Kevin O'Brien attended the ACC.

The Tenant spoke with Tenant Duty Counsel.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the mutual consent.

It is agreed that:

1. The order globally resolves the Tenant's T2 application and the Landlord's L10 application LTB-L-096094-25.
2. The Landlord will work with the Tenant on a payment plan with the final payment due and owing by the Tenant on or before July 31, 2026.
3. The Landlord is holding a last months' rent deposit and interest will be deducted from the amount owing by the Tenant.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,229.59, less interest owing, by electronic transfer, on or before July 31, 2026.

2. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
3. Pursuant to the agreement of the parties, this resolves all matters related to this tenancy.

April 1, 2026
Date Issued

Dana Wren

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.