



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

**File Number:** LTB-T-078366-25

**In the matter of:** 2603, 203 COLLEGE ST  
Toronto ON M5T0C8

**Between:** Mayank Dev Bharwal Tenant

**And**

Nicholas Hong Landlord

Mayank Dev Bharwal (the 'Tenant') applied for an order determining that Nicholas Hong (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This T2 application came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on March 26, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties consented to the following order to resolve all issues in the application.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenant is terminated on August 31, 2026. The Tenant must move out of the rental unit on or before August 31, 2026.
2. The Tenant shall pay the lawful monthly rent in the amount of \$1,400.00 on or before the day it is due, up to and including the date the tenancy terminates.
3. The Landlord agrees that, for the remainder of the tenancy, the Tenant shall be recognized as the sole Tenant of the residential complex/rental unit, and no additional tenants will be permitted to move into or occupy the residential complex/rental unit.
4. If the Tenant fails to pay the monthly rent of \$1,400.00 on or before the date it is due, the Landlord may take steps to pursue any rent arrears owed, including filing an appropriate application with the Landlord and Tenant Board seeking recovery of arrears and, if applicable, termination of the tenancy for non-payment of rent.

5. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after September 1, 2026.

**April 1, 2026**  
**Date Issued**

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Christina Philp  
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.

Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located. In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 1, 2027 if the order has not been filed on or before this date with the Court