



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-080551-25 and LTB-T-095094-25

In the matter of: 1404, 20 JOE SHUSTER WAY
TORONTO ON M6K0A3

Between: Keshav Ramola Tenant

And

Vineet Gupta Landlord

Keshav Ramola (the 'Tenant') applied for an order determining that Vineet Gupta (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ("ACC") was held by videoconference on March 25, 2026.

The Landlord, the Landlord's Representative, Brittney-Rose Ward, and the Tenant attended the ACC.

The parties before the LTB consented to the following order:

The parties agreed:

1. The terms contained in this order are a full and final satisfaction of both the Tenant files LTB-T-080551-25 and LTB-T-095094-25.
2. The Landlord is holding a last month's rent deposit in the amount of \$1,925.00 which shall be applied to the rent owing for May 2026.
3. The Tenant has already paid rent for April 2026 in the amount of \$1,925.00.
4. The Landlord shall pay to the Tenant the sum of \$1,925.00 representing a full refund of the rent due for April 2026 and the Landlord shall waive the rent owing for April 2026.

5. The Landlord shall pay the Tenant the \$1,925.00 via e-transfer on or before March 30, 2026.
6. The Landlord is holding a key deposit in the amount of \$200.00.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 June 1, 2026.
4. The Tenant may return the keys to the Landlord's realtor Heidi Kurien upon vacating the rental unit. Upon return of the keys to the Landlord's realtor, the Landlord or the Landlord's Agent, Robert Atkins, shall refund the key deposit via e-transfer to the Tenant by the end of the same business day.
5. If the Landlord does not pay the Tenant the key deposit on the same day the keys are returned to the realtor, the Landlord will owe interest on the key deposit. This will be simple interest calculated from the day after the Tenant returned the keys to Heidi Kurien at 4.00% annually on the balance outstanding.

March 30, 2026
Date Issued

Nicole Pedron
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 expires on December 1, 2026 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.