



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-056799-25

In the matter of: 22 MAYBREEZE RD
MARKHAM ON L6E1K7

Between: Mirza Taimoor Shahid Tenants
Mirza Ammar Shahid

And

Thulase Balakumar Landlords
Annalingam Balakumar

Mirza Taimoor Shahid and Mirza Ammar Shahid (the 'Tenants') applied for an order determining that Thulase Balakumar and Annalingam Balakumar (the 'Landlords') gave a notice of termination in bad faith.

This application was heard by videoconference on March 31, 2026. The Landlord, Thulase Balakumar, the Landlords legal representative, Jude Anthony Pillai, the Tenants and the Tenants legal representative, Asraf Chandt attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. On or before April 30, 2026, the total amount the Landlords shall pay the Tenants is \$8,500.00.
2. If the Landlords do not pay the Tenants the full amount owing by April 30, 2026, the Landlords will owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
3. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

4. This order settles all claims advanced by the Tenants and/or the Landlords against one another in relation to this tenancy.

April 10, 2026
Date Issued

Oluwatobi Abobarin
Hearings Officer, 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.