



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

File Number: LTB-T-100496-23

In the matter of: 16 MERRILL AVE
RICHMOND HILL ON L4B4E2

Between: Amol Anant Sahasrabudhe
Abha Sahasrabudhe Tenants

And

Bhawna Agarwal
Shobhit Bansal Landlords

Amol Anant Sahasrabudhe and Abha Sahasrabudhe (the 'Tenants') applied for an order determining that Bhawna Agarwal and Shobhit Bansal (the 'Landlords'):

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

The Tenants also applied for an order determining that the Landlords 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.

The Tenants also applied for an order determining that the Landlords collected or retained money illegally.

These applications were heard by videoconference on April 1, 2026.

The Tenants and the Tenants' Representative, Vijayant Sood and the Landlords and the Landlords' Representative, Ramadevi Gavisetty attended the hearing.

At the hearing, the parties consented to the following order in full and final satisfaction of the Tenants' T1, T2, and T6 applications.

It is ordered on consent that:

1. On or before May 5, 2026, the Landlords shall pay to the Tenants the full amount of \$5,917.78.

2. If the Landlords do not pay the Tenants the full amount owing by May 5, 2026, the Landlords will owe interest. This will be simple interest calculated from May 6, 2026, at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

Ilan Shingait

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.