



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-014145-26
LTB-T-014480-26

In the matter of: MAIN FLOOR, 157 ELLIOTT ST
BRAMPTON ON L6Y 1W7

Between: Rachele Marguerite Champagne Tenant

and

Venkata Mohan Amarthaluru Landlord

Rachele Marguerite Champagne (the 'Tenant') applied for an order determining that Venkata Mohan Amarthaluru (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.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The parties requested mediation via the Online Dispute Resolution tool of the Tribunals Ontario Portal. Both the T2/T6 (LTB-T-014145-26) and the T2 (LTB-T-014480-26) applications were mediated by videoconference on April 2, 2026 by Denise Hannivan, a Dispute Resolution Officer (DRO) with the Landlord and Tenant Board.

The Landlord's Representative Daria Berezowska and the Tenant participated in mediation. The Tenant received legal advice about the applications prior to the mediation.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of both applications and of the tenancy to today's date. I was satisfied that the parties understood the consequences of their consent, including waiving their right to a hearing for either application.

Agreed Facts:

- 1) Both applications are amended to correct the address of the rental unit to Main Floor, 157 Elliott St., Brampton.
- 2) The Tenant paid two filing fees for these applications totalling \$96.00 in costs. The Tenant agrees to receive only \$24.00 in payment from the Landlord for these costs.
- 3) The Landlord collected a rent deposit of \$2,600.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy which is April 2026 as the tenancy is terminating.
- 4) Interest on the rent deposit in the amount of \$17.14 is owing to the Tenant for the period from December 13, 2025 to April 2, 2026. The interest is included in the payment below.
- 5) The Tenant will not pay to the Landlord any further funds for utility costs for the rental complex up to the date of termination of April 30, 2026. This includes not paying the utility bill that the Tenant just received from the Landlord.
- 6) The Landlord will inspect the rental unit after the Tenant vacates.
- 7) The Landlord will pay the Tenant the amount ordered when the Landlord receives the keys for the rental unit, which may be before April 30, 2026.
- 8) The Landlord will notify the Tenant via text message at least one (1) hour before entering the rental unit for a showing with prospective tenants.
- 9) No hearings have yet been scheduled for either application/file. Both files for these applications are closed as a result of this order.

It is ordered on consent of the parties that:

1. The total amount the Landlord shall pay the Tenant is \$3,024.00. This amount represents:
 - Rent abatement.
 - Reasonable out-of-pocket expenses.
 - Interest on the last month rent deposit.
 - One-quarter of the costs of filing the applications.
2. The Landlord shall pay the Tenant the full amount owing on or before April 30, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by April 30, 2026, the Landlord will owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right to collect the full amount owing or any balance outstanding under this order after April 30, 2026.
5. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026.

6. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 May 1, 2026.
8. This order is in full and final settlement of both applications and all issues related to the tenancy up to April 2, 2026.

April 8, 2026
Date Issued

Denise Hannivan
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 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.