



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-070985-25-RV

In the matter of: 1A, 383 BELANGER AVE
TIMMINS ON P4N2W3

Between: Avaneew Fund 2 Single Family Rental GP Inc. Landlord

And

Mehakpreet Kaur Tenants
Namneet Sharma
Harneet Sandhu
Revti Sharma
Sarbhak Sharma
Sandeep Kaur

Review Order

Avaneew Fund 2 Single Family Rental GP Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mehakpreet Kaur, Namneet Sharma, Harneet Sandhu, Revti Sharma, Sarbhak Sharma, and Sandeep Kaur (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-070985-25 issued on November 12, 2025.

On December 16, 2025, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 17, 2025, interim order LTB-L-070985-25-RV-IN was issued, staying the order issued on November 12, 2025. On January 21, 2026, LTB-L-070985-25-RV-IN2 was issued, granting the review request and cancelling the order issued on November 12, 2025.

This request to review was scheduled to be heard by videoconference on March 31, 2026.

The Parties agree that:

1. The Tenants have paid \$4,920.00; however, the Landlord has not yet received the payment. Therefore, the total arrears owing as of March 31, 2026, is \$8,851.00
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,037.00. This amount represents arrears of rent up to March 31, 2026, and the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$4,920.00 on or before April 5, 2026,
 - \$412.00 on or before the 15th day of each month commencing April 15, 2026, and for the next 9 months up to and including December 15, 2026, and
 - 409.00 on or before January 15, 2027.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 2026 to January 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31 2026.

April 8, 2026
Date Issued

Eno Ubia
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.