



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-015785-26-SA

**In the matter of:** Basement Apt, 38 COMPASSION CRES  
BRAMPTON ON L6P3X6

**Between:** Highgate Property Investments Landlord  
  
and  
  
Prabhjot Kailay Tenant

Highgate Property Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Prabhjot Kailay (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on October 14, 2025 with respect to application LTB-L-065513-25.

The Landlord's application was resolved by order LTB-L-015785-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015785-26.

This motion was scheduled to be heard by videoconference on April 9, 2026. Instead, the Landlord's Legal Representative Vijayant Sood and the Tenant's Legal Representative Manpreet Grewal engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the motion.

**On consent of the parties, it is ordered that:**

1. The motion to set aside Order LTB-L-015785-26, issued on February 27, 2026, is denied.
2. The stay of order LTB-L-015785-26 is lifted July 31, 2026.

**April 15, 2026**  
**Date Issued**

\_\_\_\_\_  
Lindsay Phomin  
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.