



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-075965-25-AM

In the matter of: 147 HERON STREET
WELLAND ONTARIO L3B5N8

Between: Heather Raso Tenant

And

Sanjaykumar Shah Landlords
Shetal Shah

And

Maulik Patel Landlords' Agent

Heather Raso (the 'Tenant') applied for an order determining that Sanjaykumar Shah and Shetal Shah (the 'Landlords') and Maulik Patel (the 'Landlords' Agent'):

- 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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 23, 2026.

The Landlords, the Landlords' legal representative, Bryan Rubin, and the Tenant attended the hearing.

The parties before the Board consented to the following order in full and final settlement of all issues arising from the tenancy.

It is ordered that:

1. The Landlords shall pay the Tenant \$5,000.00 by e-transfer on or before April 30, 2026.
2. The tenancy between the Landlords and the Tenant is terminated as of September 1, 2025.
3. If the Landlords do 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 4.0% annually.
4. This is a full and final settlement of all issues arising from the tenancy, including LTB-T-023396-26.

April 1, 2026
Date Issued

April 21, 2026
Date Issued

Dawn Carr
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.