



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-068093-24

In the matter of: 1, 3049-3051 LAKESHORE BLVD.W
TORONTO ON M8V1K5

Between: 2362418 Ontario Inc Landlord

And

Akhil Plaha Tenants
Aryan Khajuria
Kajal Dhwn

2362418 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Akhil Plaha, Aryan Khajuria and Kajal Dhwn (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

2362418 Ontario Inc. (the 'Landlord') also applied for an order requiring Akhil Plaha, Aryan Khajuria and Kajal Dhwn (the 'Tenants') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on April 21, 2026.

The Landlords, Jerzy Piecuch and Krystyna Piecuch attended the hearing. The Landlord's daughter Monika Bar attended the hearing as a support person and interpreter for the Landlords.

The Tenant's Legal Representative, Shivam Lekhi attended the hearing.

The Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in this application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Agreed Upon Facts:

1. The Tenants are no longer in possession of the rental unit having vacated on September 30, 2024.
2. The Landlord's will waive the \$186.00 application filing fee for this application.

On consent, it is ordered that:

1. The Tenants will pay the Landlord the amount of \$4,000.00 for damages.
2. The Tenants will pay the Landlord by e-transfer to 8046008@gmail.com, the amount from Paragraph 1 as per the following schedule:
 - \$500.00 on or before, 5:00 pm on April 24, 2026
 - \$500.00 on or before, 5:00 pm on May 24, 2026
 - \$500.00 on or before, 5:00 pm on June 24, 2026
 - \$500.00 on or before, 5:00 pm on July 24, 2026
 - \$500.00 on or before, 5:00 pm on August 24, 2026
 - \$500.00 on or before, 5:00 pm on September 24, 2026
 - \$500.00 on or before, 5:00 pm on October 24, 2026
 - \$500.00 on or before, 5:00 pm on November 24, 2026
3. If the Tenants do not pay the Landlord the full amount owing on or the day the payment is due, the Tenants will start to owe interest. This will be simple interest calculated from the day after the payment is due at 4.00% annually on the balance outstanding.
4. This order resolves all issues in this application.

April 28, 2026
Date Issued

Trish Carson

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.