



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

File Number: LTB-T-047813-25

In the matter of: 46, 96 ISABELLA ST
TORONTO ON M4Y1N4

Between: Christina Tunbridge Tenant
Robin Young

And

Suresh Bhalla Landlord
Adelaide Development Corp

And

Charles Okwuchi Superintendent

And

Nelson Bumagat Landlord's Agent

Christina Tunbridge and Robin Young (the 'Tenant') applied for an order determining that Suresh Bhalla and Adelaide Development Corp (the 'Landlord') and Charles Okwuchi (the 'Superintendent') and Nelson Bumagat (the 'Landlord's Agent'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

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

The Landlord's legal representative, Elaine Page, the Landlord's agent, Elona Anastasi, and the Tenants attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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

On consent, it is ordered that:

1. The Landlord shall pay the Tenant \$1,184.50.
2. The Landlord shall pay the Tenant the full amount owing by May 23, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by May 23, 2026, the Landlord will owe interest. This will be simple interest calculated from May 24, 2026 at 4.00% annually on the balance outstanding.

April 23, 2026
Date Issued

Teresa Hunt
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.