



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-098292-25

In the matter of: 404, 893 Kennedy Road South
Scarborough ON M1K2G2

Between: Indira Singh Tenant

And

Golden Equity Properties Landlord

And

Albert Santhosham Superintendent

And

Stephane Paquin Landlord's Agent

Indira Singh (the 'Tenant') applied for an order determining that Golden Equity Properties (the 'Landlord') and Albert Santhosham (the 'Superintendent') and Stephane Paquin (the 'Landlord's Agent') collected or retained money illegally.

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

The Landlord's Legal Representative, Daneil Moak, and the Tenant attended the hearing.

At the hearing, the parties mutually agreed to resolve all issues in the Tenant's application and requested an order on consent. I am satisfied that the parties understood the consequences of their respective consents as set out in the consent order below.

It is ordered on consent that:

1. The rent payable for May 2026 shall be \$1,030.28.
2. The rent payable for June 2026 and July 2026 shall be \$1,274.39 per month.

3. The lawful monthly rent for the rental unit shall be \$1,306.23 effective August 1, 2026.
4. Any future rent increase shall be based on the lawful monthly rent of \$1,306.23. The Landlord may serve an N1 notice with an effective date no earlier than November 1, 2026, provided the notice otherwise complies with the Residential Tenancies Act, 2006.

April 27, 2026
Date Issued

Joy Xiao
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.