



Order under Section 30
Residential Tenancies Act, 2006

File Number: LTB-T-037617-25

In the matter of: 337 GRIFFITH ST
LONDON, ON, N6K2R8

Between: Shikar Rafiq Tenant

and

Deepa Jain Landlords
Sahil Sadana

- [1] Shikar Rafiq (the 'Tenant') applied for an order determining that Deepa Jain and Sahil Sadana (the 'Landlords') failed to meet the Landlords' maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards. This is the T6 Application.
- [2] The Tenant also applied for an order determining the Landlord retained or collected money illegally. This is the T1 Application.
- [3] The applications were scheduled to be heard by video conference on April 22, 2026. The Tenant was present and self-represented. The Landlord, Deepa Jain was present on behalf of both Landlords and self-represented.
- [4] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [5] The parties agreed to resolve all the issues in both applications and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Landlords shall pay to the Tenant \$5000.00 in the following installments:
 - (a) On or before May 01, 2026, the Landlords shall pay the Tenant \$2500.00
 - (b) On or before May 15, 2026, the Landlords shall pay the Tenant \$2500.00 towards the balance of the amount owing

2. This Order shall resolve all matters relating to this tenancy on a Full and Final basis.

April 30, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.