



Order under Section 30 and 135 Residential Tenancies Act, 2006

File Number: LTB-T-062784-25

In the matter of: 511, 319 JARVIS ST
TORONTO ON M5B0C8

Between: Viktoriia Kolomiets Tenant

And

Sukhi Lally Landlord

Viktoriia Kolomiets (the 'Tenant') applied for an order determining that Sukhi Lally (the 'Landlord'):

- collected or retained money illegally.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on May 5, 2026. The Landlord, the Landlord's representative, Ravinder Bassi, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$500.00 as a global resolution of all issues pertaining to the tenancy up to May 5, 2026.
2. The Landlord shall pay the amount in paragraph 1 by May 31, 2026 via e-transfer.
3. If the Landlord fails to comply with the terms in paragraph 2, then starting June 1, 2026, the amount owed will start to accrue interest at 4.00% annually on the outstanding balance.

May 12, 2026
Date Issued

Vishal Nanda
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.