



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-096834-25

In the matter of: 3, 204 MELROSE ST
CAMBRIDGE ON N3H 4A6

Between: Lori Whalen Tenant

And

Sangreeta Zilka Landlords
Jeffrey Moak

Lori Whalen (the 'Tenant') applied for an order determining that Sangreeta Zilka and Jeffrey Moak (the 'Landlords') gave a notice of termination in bad faith.

This application was heard by videoconference on May 4, 2026. The Tenant, Lori Whalen, the Landlords' Representative, paralegal, Dan Schofield and the Landlords, Sangreeta Zilka and Jeffrey Moak were present.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The Landlord will pay \$10,450.32 to settle this application.
2. The lawful rent on this unit was \$870.86.
3. The Tenant vacated the rental unit on December 12, 2024.
4. The parties agree that this order on consent, is not an admission of liability by the Landlords and that it constitutes a full and final settlement of the application.
5. The terms of this order are not to be disclosed to any non-related third parties.
6. The Board's file is closed as a result of a consent by the parties and not because of any determination on the merits of the application. This means that the Tenant may not file an application with the Board on the ground of bad faith based on the same notice of termination that was the subject matter of this application.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$10,450.32. This amount represents:
 - \$10,450.32 for a rent abatement.
2. The Landlords shall pay to the Tenant the amount set out in paragraph 1 in accordance with the following schedule:
 - \$3,483.44 on or before May 10, 2026.
 - \$3,483.44 on or before June 30, 2026.
 - \$3,483.44 on or before July 31, 2026.
3. The Landlords will start to owe simple interest calculated at 4.00% annually on the balance outstanding, starting the day after the first payment was missed.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

May 12, 2026
Date Issued

Pauline Brewster
Hearings Officer, 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.