



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

File Number: LTB-T-015482-26

In the matter of: Basement, 7 NUGENT CRT
BARRIE ON L4N7A9

Between: RAHUL RAHUL Tenant

And

Apex Property Management Landlord

RAHUL RAHUL (the 'Tenant') applied for an order determining that Apex Property Management the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The application was scheduled to be heard on May 7, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Tenant's Legal Representative, Kurt Shumuir, the Tenant, The Landlord's Representative, Antony Forgione, and Antony Rossi, Agent for GTA Mortgagee, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent. The Landlord and the Tenant attended the hearing.

Agreed facts:

1. The parties mutually agreed to amend the application to remove "GTA Mortgage Investment Corporation" as a Landlord.
2. The Landlord has agreed to pay the Landlord \$17,000.00 CAD by bank draft to the Tenant. The Tenant, Rahul Rahul, shall collect the bank draft from the Landlord's office located at 32 Goodmark Place, Unit 11, Toronto between 3:00 p.m. to 3:30 p.m.

On consent of the parties, it is ordered that:

1. The application shall be amended to remove "GTA Mortgage Investment Corporation" as a Landlord.
2. The total amount the Landlord shall pay the Tenant is \$17,000.00.
3. The Landlord shall pay the Tenant the full amount owing in paragraph 2 above, by May 8, 2026, by way of bank draft. The Tenant shall collect the payment from the Landlord's office at Unit 11, 32 Goodmark Place, Toronto between 3:00 p.m. to 3:30 p.m.
4. This amount constitutes full and final settlement of all obligations under the tenancy to date.

May 20, 2026
Date Issued

Michelle Forrester
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.

