



**Order under Section 31 / 88.2 / 89 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-T-085693-25 and LTB-L-095382-25

In the matter of: 176 ARGILE STREET
CASSELMAN ON K0A1M0

Between: Benjamin Teeter Tenant

And

Investfact Development Corporation Landlords
Raman Agarwal
Manav Agarwal

Benjamin Teeter (the 'Tenant') applied for an order determining that Investfact Development Corporation, Raman Agarwal and Manav Agarwal (the 'Landlord'):

LTB-T-085693-25 (T2 Application)

- 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.

LTB-L-095382-25 (L10 Application)

Raman Agarwal (the 'Landlord') applied for an order requiring Benjamin Teeter (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant,

another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on May 13, 2026.

The Landlord, the Landlords' Representative, Lori Shepherd, and the Tenant attended the hearing. Julia Tuff, Tenant's Support Person, also attended the hearing.

The parties came before me to request to resolve the applications with the following consent. I was satisfied that the parties understood the consequences of their joint submission.

Agreed Facts:

1. The tenancy between the Landlords and the Tenant terminated as of November 1, 2025.

On consent, it is ordered that:

1. The Tenant's application, LTB-T-085693-25, is withdrawn.
2. The Tenant shall pay to the Landlords the amount of \$255.38, via email transfer to the Landlords' Representative, on or before August 15, 2026.
3. If the Tenant does not pay the Landlord the full amount owing by August 15, 2026, the Tenant will owe interest. This will be simple interest calculated from August 16, 2026 at 4.00% annually on the balance outstanding.
4. This order resolves all issues, and applications, with the tenancy between the Landlords and the Tenant.

May 20, 2026
Date Issued

Colette Myers
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.