



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-006529-25

In the matter of: 1844 CINDERHILL ST
KINGSTON ON K7P0S6

Between: Daljinder Singh
Gursewak Singh
Harmanpreet Singh

Tenants

And

Simranjit Kaur

Landlord

Daljinder singh, Gursewak Singh and Harmanpreet Singh (the 'Tenants') applied for an order determining that Simranjit Kaur (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.

The application was scheduled to be heard by video conference on May 14, 2026.

Before the start of the hearing the Tenant, Daljinder Singh, the Tenants' legal representative Sayed Bukhari, the Landlord Simranjit Kaur and the Landlord's legal representative Samila Waslat engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants will pay to the Landlord outstanding amounts owing to date for the Enbridge bills no later than 30 days after the Landlord provides copies of the outstanding Enbridge bills.
2. The Landlord waives the hot water tank rental costs up to April 30, 2026 and agree the Tenants are responsible for the cost of the hot water tank rental for the balance of the tenancy.
3. The Landlord may start construction in the basement of the property. The Tenants agree they will not interfere with construction. The Landlord will provide a lawful notice of entry when they require access to the rental unit.

4. For the remainder of the tenancy, upon receipt of the Enbridge and hydro bills from the Landlord, the Tenants will pay the bills no later than the due date noted on the respective bills. The Landlord agrees to send a copy of the bills to the Tenants no later than 7 days after the bills are received by the Landlord.
5. The Tenants consent to receive Notices of Entry and any hydro and/or Enbridge bills by way of email. The Tenants' preferred email address for the purposes of this agreement is daljindertakhar@gmail.com.
6. The Tenants will leave the rental unit in 'broom swept' condition upon vacating the rental unit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of November 30, 2026.
2. The Tenants may vacate the rental unit before the termination date by providing the Landlord with 30 days notice of early termination.
3. If the unit is not vacated on or before November 30, 2026, then starting December 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after December 1, 2026.

May 15, 2026
Date Issued

Diego Fernandez-Stoll
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on June 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.