



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

File Number: LTB-T-085057-25
LTB-L-083544-25

In the matter of: LWR BSMT #4, 90 SOUTHAMPTON DR
St. Catharines ON M1K4V7

Between: DANIEL DAVID MCCARTHY
VIPIN SINGH SODHI Tenant

And

MD AMRAJ HUSSAIN SAHAL Landlord

DANIEL DAVID MCCARTHY and VIPIN SINGH SODHI (the 'Tenant') applied for an order determining that MD AMRAJ HUSSAIN SAHAL (the 'Landlord'):

- entered the rental unit illegally.
- 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.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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 14, 2026.

The Tenants and the Landlord attended the hearing. The Tenants were represented by Josh McKeown. The Landlord was represented by Raja Kanaga.

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

It is ordered on consent that:

1. The terms contained in this order also resolved the Landlord's L1 application LTB-L-083544-25.
2. The arrears and costs owing to May 31, 2026 total \$6,800.00. The Landlord shall not pursue collection as this amount as it is being waived in resolution of the applications.
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out on or before August 31, 2026.

4. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 September 1, 2026.
6. The Tenant shall pay to the Landlord 850.00 which represents the rent for June 2026. This amount shall be deducted from the \$5,000.00 compensation the Landlord agrees to pay the Tenant in resolution of the Tenant's applications, bringing the amount to \$4,150.00.
7. The Landlord shall pay the Tenant \$4,150.00 in full and no later than May 28, 2026.
8. If the Landlord does not pay the Tenant the full amount owing on or before May 28, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 29, 2026 at 4.00% annually on the balance outstanding.
9. The Landlord shall waive the rent for July 2026.
10. The Landlord shall apply the last month rent deposit to the rent for August 2026.
11. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as a result of this order.

May 21, 2026
Date Issued

Sonia Anwar-Ali
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 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.

