



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

File Number: LTB-T-105695-25

In the matter of: 3035 SARACEN CRT
MISSISSAUGA ON L5N3G9

Between: Emma Ali Tenant
Kevin Gitau

And

John Gouda Landlord
Tijana Micanovic

Emma Ali and Kevin Gitau (the 'Tenant') applied for an order determining that John Gouda and Tijana Micanovic (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on May 20, 2026.

John Gouda appeared on behalf of the Landlords. Shayan Kamalie and Rohan Kompella appeared as the Landlords' legal representatives. Emma Ali appeared on behalf of the Tenants. Shibil Siddiqi and Sana Hayat appeared as the Tenants' legal representatives.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$25,000.00.
2. The Landlord shall pay the Tenant the full amount in the following manner:
 - a) \$5,000.00 on or before June 30, 2026.
 - b) \$5,000.00 on or before July 31, 2026.
 - c) \$5,000.00 on or before August 31, 2026.
 - d) \$5,000.00 on or before September 30, 2026.
 - e) \$5,000.00 on or before October 31, 2026.

3. If the Tenant fails to make a payment as in paragraph 2 of this order the outstanding balance will immediately become due and payable in full, with interest accruing as of the date of the breach. This will be simple interest calculated at 4.00% annually on the balance outstanding.

May 27, 2026
Date Issued

Andrew Rowell
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.