



Order under Section 31 Residential Tenancies Act, 2006

File Numbers: LTB-T-078607-25
LTB-T-079081-25
LTB-L-061223-25

In the matter of: 635551 Hwy 10
Mono ON L9V0Z7

Between: Stefania Goulden Tenant
Jared Gilkes

And

Harwinder Boparai Landlord

Stefania Goulden, Jared Gilkes (the 'Tenants') applied for an order determining that Harwinder Boparai (the 'Landlord'):

- withheld or interfered with their vital services (*LTB-T-078607-25; LTB-T-079081-25*)
- substantially interfered with the Tenants' reasonable enjoyment of the rental unit for all usual purposes

The Landlord also applied an order terminating the tenancy because the Tenants did not pay rent the Tenants owe (*LTB-L-061223-25*).

This application was heard by videoconference on May 20, 2026. The Landlord, Represented by George Steinmetz, and supported by Tirath Nagra, and the Tenants, and Sonny Gilkes, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

Determinations:

1. The parties agree that this consent order resolves all applications between the parties currently before the LTB (*LTB-T-078607-25, LTB-T-079081-25, LTB-L-061223-25*).

On consent, it is ordered that:

1. The tenancy shall terminate on July 31, 2026. The Tenants must move out of the rental unit on or before July 31, 2026.

2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 August 1, 2026.
4. The Landlord shall waive the collection of rent arrears owing to May 31, 2026, totalling \$44,000.00.
5. The Landlord shall waive the lawful monthly rent due and owing for the month of June 2026.
6. The Landlord shall apply the last months' rent deposit currently held by the Landlord to the rent due and owing for the month of July 2026.
7. This order resolves all matters between the parties arising from the tenancy at 635551 Hwy 10, Mono ON.

May 28, 2026
Date Issued

Jane Dean
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 January 31, 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.