



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097976-25

In the matter of: 1010, 220 STEELES AVE W
BRAMPTON ON L6Y2K4

Between: Kaneff Group Landlord

And

Rohan Soni Tenants
Alaukika Gade

Kaneff Group (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Rohan Soni and Alaukika Gade (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises; and
- the Tenants or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on May 19, 2026. Benjamin Charlebois, Lawyer, represented the Landlord. The Tenants attended and were self-represented.

Prior to the start of the hearing, the parties resolved the application through private discussion and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Tenants shall not install a bidet in the rental unit without permission from the Landlord.
2. The Tenants shall not change the locks on the door of the rental unit without permission from the Landlord.
3. The Tenants shall not engage in acts of theft, assault, or uttering threats while on the residential complex.

4. If, within the period of 12 months from the date of this order, the Tenants fail to comply with the conditions set out in paragraphs 1, 2 or 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
5. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing on or before July 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 20, 2026 at 4.00% annually on the balance outstanding.

May 27, 2026
Date Issued

Joanne Lolato
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.