



**Order under Sections 57 and 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-T-084761-25
LTB-L-023066-26

In the matter of: 16 WINGROVE ST
MARKHAM ON L6E 1G6

Between: Nirmini Gowry Shanar Tenants
Gowry Shankar Sivakumaran

and

Wei Zhan Landlord

Nirmini Gowry Shanar and Gowry Shankar Sivakumaran (the 'Tenants') applied for an order determining that Wei Zhan (the 'Landlord') gave a notice of termination in bad faith.

Wei Zhan (the 'Landlord') applied for an order requiring Nirmini Gowry Shankar and Sivakumaran Gowry Shankar (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Wei Zhan (the 'Landlord') applied for an order requiring Nirmini Gowry Shankar and Sivakumaran Gowry Shankar (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

The parties requested mediation via the Online Dispute Resolution tool of the Tribunals Ontario Portal. Both the T5 (LTB-T-084761-25) and the L10 (LTB-L-023066-26) applications were mediated by videoconference on May 21, 2026 by Denise Hannivan, a Dispute Resolution Officer (DRO) with the Landlord and Tenant Board.

The Landlord's Representative Haiyue Wang and the Tenants' Representative Darcy Purdy participated in mediation.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of both applications and the tenancy. I was satisfied that the parties understood the consequences of their consent, including waiving their right to hearings for these applications.

Agreed Facts:

- 1) The applications are amended to remove any unit number from the address as the rental unit was the whole property at 16 Wingrove St., Markham and to remove Keyshanah Gowry Shankar as a Tenant.
- 2) The Landlord will e-transfer the funds per paragraph 2 of this order to the Tenants at nirminigs@gmail.com.

It is ordered on consent of the parties that:

1. This tenancy is terminated as of April 3, 2025, the date the Tenants vacated the unit.
2. The Landlord shall pay the Tenants \$2,000.00 on or before May 29, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by May 29, 2026, the Landlord will owe interest. This will be simple interest calculated from May 30, 2026 at 4.00% annually on the balance outstanding.
4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. This order is in full and final settlement of both applications, and is in full and final settlement of all issues related to this tenancy.

May 26, 2026
Date Issued

Denise Hannivan
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.