



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-015265-26

In the matter of: Main Floor, 47 Davidson Street
Sudbury ON P3C2C1

Between: Brian Rainville Tenant

and

Aadam Khan Landlord

Brian Rainville (the 'Tenant') applied for an order determining that Aadam Khan (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on May 26, 2026. Instead, the Tenant, supported by CMHA Case Manager Tracey Monaghan and CMHA Housing Case Worker Nicole Wilson, the Landlord and the Landlord's Legal Representative Raquel Quenneville participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The CMHA will support the Tenant to pay off the utility arrears with GSU.
2. There is \$740.00 in arrears of rent outstanding from the Tenant underpaying April 2026's lawful monthly rent. The Landlord is waiving these arrears.
3. The Landlord has recently installed smart meters to measure the utility usage and subsequent charges resulting from the boiler and the laundry room in the residential complex.
4. Moving forward, the Landlord will pay 100% of the utility charges attributed to the laundry room and the boiler directly to the Tenant.

On consent of the parties, it is ordered that:

1. The total amount that the Landlord shall pay the Tenant is \$1,014.86.
2. This amount represents 25% of the GSU bills for the period from November 2024 to present.
3. The Landlord shall pay the Tenant the full amount owing by May 27, 2026.

4. If the Landlord does not pay the Tenant the full amount owing by May 27, 2026, the Landlord will owe interest. This will be simple interest calculated from May 28, 2026, at 4.00% annually on the balance outstanding.

May 27, 2026
Date Issued

Lindsay Phomin
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.