



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

File Number: LTB-T-000060-26

In the matter of: 29 CANDLEBROOK CRES
SCARBOROUGH ON M1W4B3

Between: Philip Simms Tenant

And

Salil Samadder Landlord

Philip Simms (the 'Tenant') applied for an order determining that Salil Samadder (the 'Landlord') gave a notice of termination in bad faith.

The application was scheduled to be heard by video conference on June 8, 2026. Before the start of the hearing, the Tenant Philip Simms and the Landlord's Representative, Anome Mehrabian advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant vacated the rental unit on March 31, 2026.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$8,000.00.
2. The Landlord shall pay the Tenant the full amount owing by June 8, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 8, 2026, the Landlord will owe interest. This will be simple interest calculated from June 9, 2026, at 4.00% annually on the balance outstanding.
4. This is a full and final settlement of all matters related to the tenancy. The terms contained in this order resolve all issues between the parties to date.

June 12, 2026
Date Issued

Sarah Harriman
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.