



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-096247-25

In the matter of: 837, 46 WESTERN BATTERY ROAD
TORONTO ON M6K3P1

Between: ADITYA SAMRAT
PRATEEK TRIKHA Tenants

And

Mohit Arora Landlords
RUPAN REGIS

ADITYA SAMRAT and PRATEEK TRIKHA (the 'Tenants') applied for an order determining that Mohit Arora and RUPAN REGIS (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on June 11, 2026.

The Landlord Rupin Regis and the Tenant, Aditya Samrat attended the hearing. The Tenant declined to speak to Tenant Duty Counsel prior to the start of this proceeding and further confirmed he was acting as agent on consent to the other named Tenant. The Landlord attending also confirmed she was acting as agent on consent for the other named Landlord.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is agreed that:

1. This represents a full and final settlement of all issues between the parties for the T6 application, LTB-T-096247-25 and all future claims or applications with regards to the tenancy at 837-46 Western Battery Road, Toronto, ON, M6K 3P1.

Its is ordered on consent that:

1. The Landlords shall pay the Tenants \$240.00 on or before June 26, 2026, by forwarding said funds via email money transfer to:

adityasamrat10@gmail.com

2. If the Landlords do not pay the Tenants the full amount owing by June 26, 2026, the Landlords will owe interest. This will be simple interest calculated from June 27, 2026, 2026, at 4.00% annually on the balance outstanding.

June 18, 2026
Date Issued

Panagiotis P. Roupas
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.