



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-010556-24

LTB-L-104629-24

In the matter of: 6, 646 Indian Rd North
Sarnia ON N7T7G8

Between: Anne Marie Gagliardi Tenant

And

Regent Properties (London) Inc./Shieba Sadat Landlord

Anne Marie Gagliardi (the 'Tenant') applied for an order determining that Regent Properties (London) Inc. / Shieaba Sadat (the 'Landlord') collected or retained money illegally.

The Landlord also applied for an order to terminate the tenancy and evict the Tenant) because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026.

The Landlord's Agent Jennifer Grant and the Tenant's Legal Representative, Andrew Bolter attended the hearing.

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 T1 application, LTB-T-010556-24 and the L1 application, LTB-L-104629-24.

It is ordered on consent:

1. The Landlord shall reverse the Air Conditioning (AC) charges for the calendar years of 2023, 2024, and 2025 on the Tenant's ledger.

June 19, 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.