



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-045521-26

In the matter of: Basement, 10 Morello Place
Stoney Creek ON L8E4S9

Between: Christine Reason Tenant

And

Paramjit Singh Gandham Landlord
Pawandip Kaur Grandham

Christine Reason (the 'Tenant') applied for an order determining that Paramjit Singh Gandham and Pawandip Kaur Grandham (collectively, the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on June 19, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Shalini Puri. Parties requested the order below on consent. They agree that it represents and full and final settlement of all issues arising out of this tenancy and that the agreement is made without any admission of liability. The payment below will be made by e-transfer to sparephonereason@gmail.com. The tenancy ended on May 15th, 2026.

On consent of the parties it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$2,500.00.
2. The Landlord shall pay the Tenant the full amount owing by June 30, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 30, 2026, the Landlord will owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 29, 2026
Date Issued

Vladimir Nikitin
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.