



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-089656-25

In the matter of: 103, 91 FRANKLIN ST S
KITCHENER ON N2C1R6

Between: Parth Raval
Aayushi Thakkar

Tenant

Jun 24, 2026

And

Alevtyna Shtonda
Killam Apartment REIT

Landlord

The capitalized word "Landlord" and/or "Tenant" refer to all parties identified as each at the top of the order.

Parth Raval and Aayushi Thakkar (the 'Tenant') applied for an order determining that Alevtyna Shtonda and Killam Apartment REIT (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 22, 2026.

The Tenant and the Landlord's Agent Connor Godin attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall cease all efforts to communicate with the Tenant and/or collect money for a last month rent deposit, including not reporting to any credit agency.

June 24, 2026
Date Issued

Diane Wade

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.