



**Order under Section 69 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-020354-26

In the matter of: 15 Midburn Ave
East York ON M4C2C8

Between: Yama Ghafoori Landlords
Mir Wais Ghafoori

And

Vijay Vishnu Kallingal Rajeevan Tenant

Yama Ghafoori and Mir Wais Ghafoori (the 'Landlords') applied for an order to terminate the tenancy and evict Vijay Vishnu Kallingal Rajeevan, (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant

The Landlords also applied for an order requiring Vijay Vishnu Kallingal Rajeevan, (the 'Tenant') to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement, and;

The Landlords applied for an order requiring Vijay Vishnu Kallingal Rajeevan, (the 'Tenant') to pay the Landlords' reasonable out-of-pocket costs the Landlords has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was scheduled to be heard by video conference on June 18, 2026. Before the start of the hearing, the Landlords Mir Wais Ghafoori and the Tenant Vijay Vishnu Kallingal Rajeevan 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.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on March 1, 2026.

It is ordered on consent that:

1. The application is amended to remove Arjun Roy, Abhay Krishna, Alen Don Milton, Hari Krishnan, Similiya Beegum Liyaketh, Vijay Surya, Sreejith Sunil Kumar, Sreejith Sunil Kumar, and Sreejith Sunil Kumar Kalidas Mohan as Tenants.
2. The Tenant shall pay to the Landlords \$3,500.00, which represents the reasonable out-of-pocket expenses the Landlords has incurred or will incur as a result of the unpaid utility costs on or before June 18, 2027.

June 30, 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.