



**Order under Section 88.2 / 89 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-072806-23
LTB-T-074015-23

In the matter of: 3300 RESPOND RD
MISSISSAUGA ON L5M7X4

Between: Vijay Seelam Landlord
Chandana Ganta

And

Muhammad Urva Former Tenant
Mehreen Urva

Vijay Seelam and Chandana Ganta (the 'Landlord') applied for an order requiring Muhammad Urva and Mehreen Urva (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

Vijay Seelam and Chandana Ganta (the 'Landlord') applied for an order requiring Muhammad Urva and Mehreen Urva (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Vijay Seelam and Chandana Ganta (the 'Landlord') applied for an order requiring Muhammad Urva and Mehreen Urva (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was scheduled to be heard by videoconference on June 23, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Thirusenthuran Sivapatham, the Landlords, the Former Tenant's Representative Carol Mole and the Former Tenants were present.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized words "Former Teant" are used in this Order, it refers to all persons identified at Former Tenant at the top of the Order.

During mediation, the parties sought to bring forward the Former Tenant's T2/T6 Application bearing file number LTB-T-074015-23, and resolve both applications by way of this order.

The parties agreed that:

1. In good faith, the parties negotiated a global settlement of all issued regarding this tenancy.
2. The Former Tenant will pay the Landlord \$14,800.00 to resolve the claims contained in these applications.
3. The Former Tenant will pay the Landlord via cheque, in 15 payments. The Former Tenant will deliver to the Landlord 14 post-dated cheques for the subsequent payments, together with the first payment due July 01, 2026.

On the consent of the parties, it is ordered that:

1. The Former Tenant shall pay the Landlord \$14,800.00.
2. The Former Tenant shall pay the Landlord the amount set out in paragraph 1 by way of cheque, and in accordance with the following schedule:
 - \$1,000.00 on or before the 1st day of each month, for a period of 14-months, commencing July 01, 2026, up to and including August 01, 2027; and,
 - A final payment of \$800.00 on or before September 01, 2027, to satisfy the payment.
3. If the Former Tenant fails to make any of the payments in accordance with paragraph 2 of this order, and by the dates required, the balance owing under paragraph 1 of this order shall become payable on the day following the date of default and shall bear simple interest. This will be simple interest calculated from the day following the default, in accordance with the *Courts of Justice Act* on the balance outstanding.
4. This order settles all claims advanced by the Former Tenant and/or the Landlord against one another in relation to this tenancy, up to the date of this order.

June 24, 2026
Date Issued

Adam Rogers
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.