



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-032561-26

In the matter of: Upper, 507 St. Lawrence Street
Winchester ON K0C2K0

Between: Breanna Amanda Nyitrai
Arthur James Bratby
Tenants

And

Gurpreet Singh
Landlord

Breanna Amanda Nyitrai and Arthur James Bratby (the 'Tenants') applied for an order determining that Gurpreet Singh (the 'Landlord') gave a notice of termination in bad faith.

This application was scheduled to be heard by videoconference on June 24, 2026.

The Tenants were present. The Landlord attended with the Landlord's Representative, Asraf Chandt.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenants is \$8,048.00. This amount represents:
 - \$8,000.00 in settlement of the application, and
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenants the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,012.00 on or before the 1st day of each month commencing July 1, 2026, and for the next 4 months up to and including October 1, 2026.
3. If the Landlord does not pay the Tenants the amount in accordance with paragraph 2 of this order, then on the day following the date of default, the full balance owing becomes immediately due and payable, and the Landlord will start to owe interest. This will be simple

interest calculated annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

4. This order resolves all issues between the parties arising from the tenancy up to June 24, 2026.

June 29, 2026
Date Issued

Eno Ubia
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.