



Order under Section 31
Residential Tenancies Act, 2006

File Number: HOT-12473-21

In the matter of: BSMT, 45 WASHBURN ROAD
BRAMPTON ON L6P3V6

Between: Ashu Bhagat
Rameez Ali

and

Kejalkumar Mistry
Swati Prajapati

**I hereby certify this is a
true copy of an Order dated**

June 3, 2022

Landlord and Tenant Board

Tenants

Landlords

The parties agreed to add Swati Prajapati as a Landlord to this application. This application is amended to identify the rental unit as BSMT.

Ashu Bhagat and Rameez Ali (the 'Tenants') applied for an order determining that Kejalkumar Mistry and Swati Prajapati (the 'Landlords') harassed, obstructed, coerced, threatened or interfered with them, entered the rental unit illegally and substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.

This application was scheduled for a merits hearing, via video conference, on May 30, 2022 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Both Tenants attended and consulted with Tenant Duty Counsel prior to mediation. Both Landlords also participated and were represented by Jayant Unny.

The parties agreed to resolve the issues in the Tenants' application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 30, 2022.
2. **If the unit is not vacated on or before September 30, 2022, then starting October 1, 2022, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.**

3. **Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after October 1, 2022.**
4. The last month's rent deposit shall be applied to the period September 1 – 30, 2022.
5. The Landlords shall waive all outstanding rent arrears, in the amount of \$2 800.00, up to and including May 31, 2022.
6. The Landlords shall waive the monthly rent for August 2022.
7. The Landlords may enter the rental unit on June 5th, 2022, between 11 am and 2 pm for the purpose of removing items from storage. This clause shall represent written notice of entry.
8. The Landlords shall minimize noise in their upper rental unit and will ensure that noise does not interfere with the reasonable enjoyment of the rental unit by the Tenants.
9. This Order settles all matters arising from this tenancy up to and including May 30, 2022 and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.



June 3, 2022
Date Issued

Susan Parsons
Dispute Resolution Officer/Hearings Officer
Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G 2E5

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on April 1, 2023 if the Order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.