



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-094076-25-SA

In the matter of: basement, 17 BORNEO CRES
BRAMPTON ON L6R3C6

Between: KARAMJIT DHILLON Landlord

And

RAJENDRA RAWAT Tenants
KANTA KANTA

KARAMJIT DHILLON (the 'Landlord') applied for an order to terminate the tenancy and evict RAJENDRA RAWAT and KANTA KANTA (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on September 23, 2025 with respect to application LTB-L-054883-25.

The Landlord's application was resolved by order LTB-L-094076-25, issued on November 12, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-094076-25.

This motion was heard by videoconference on December 18, 2025. The Landlord's representative Shalini Puri, and the Tenants, attended the hearing.

At the hearing the parties consented to the following order.

The parties agree the Tenants owe the Landlord \$9,286.00 in arrears and costs to the end of December 2025. The parties also agree that the Tenants will pay the Landlord January rent on or before January 2, 2026, that the last month rent deposit will be applied to February rent, and that the tenancy will be terminated on February 28, 2026.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-094076-25, issued on November 12, 2025, is granted.
2. Order LTB-L-094076-25, issued on November 12, 2025, is set aside and cannot be enforced.

3. Order LTB-L-085883-25 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$1,800.00 (January rent) on or before January 2, 2026.
5. The tenancy between the Landlord and the Tenants is terminated on February 28, 2026. The Tenants must move out of the rental unit on or before February 28, 2026.
6. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 1, 2026.
8. The Tenants shall also pay to the Landlord \$9,186.00 on or before February 28, 2026.
9. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

January 7, 2026

Date Issued

Greg Joy

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 1, 2026 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.

