



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089200-25

In the matter of: 615, 95 DUNDAS ST W
OAKVILLE ON L6M5N4

Between: Anand Raaj Krishnamoorthy Landlord

And

Farah Khan Tenant

Anand Raaj Krishnamoorthy (the 'Landlord') applied for an order to terminate the tenancy and evict Farah Khan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on December 16, 2025. The Landlord attended and was represented by Shubh Amrit Vir Singh Randhawa. The Tenant was also present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by January 15, 2026.
- d. The lawful rent is \$3,000.00. The rent is due on the 1st day of each month.
- e. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.

- f. The rent arrears owing by the Tenant up to and including December 31, 2025, including the \$186.00 application filing fee are \$21,186.00.
- g. The Landlord collected a rent deposit of \$3,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. The deposit will be deducted from the rent arrears.
- h. The Tenant will pay all of the utilities related to the rental unit to the date of the end of the tenancy before vacating the rental unit.
- i. The Tenant will pay the rent due on January 1, 2026.
- j. The Tenant will pay all of the rent arrears within 6 months of the end of the tenancy.

It is ordered on consent that:

- 1. The Tenant shall pay to the Landlord \$21,186.00 for arrears of rent up to December 31, 2025, including the application filing fee.
- 2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit no later than January 15, 2026.
- 3. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant (see schedule 1).
- 4. The Tenant shall also pay the Landlord compensation of \$98.63 per day for the use of the unit starting December 17, 2025, to the date the Tenant moves out of the unit (see schedule 1).
- 5. If the Tenant does not pay the Landlord the full amount owing on or before January 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 16, 2026, at 4.00% annually on the balance outstanding.
- 6. If the unit is not vacated on or before January 15, 2026, then starting January 16, 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 January 16, 2026.

January 9, 2026
Date Issued

Helen Giannini
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on July 16, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To	\$19,578.08
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$3,000.00
Less the interest on the last month's rent deposit	-\$146.93
Total amount owing to the Landlord	\$16,617.07
Plus daily compensation owing for each day of occupation starting December 17, 2025	\$98.63 (per day)