



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-080359-25

In the matter of: Upper Unit, 30 LAURENT AVE
WELLAND ON L3B0E2

Between: Arjun Shergill Landlord
Harpreet Gill

And

Joel Jomphe Tenant
Sharon Domich
Devear Buckmire
Cartell Edwards

Arjun Shergill and Harpreet Gill (the 'Landlord') applied for an order to terminate the tenancy and evict Joel Jomphe, Sharon Domich, Devear Buckmire and Cartell Edwards (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 on December 17, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Gurmeet Singh, the Landlord, Arjun Shergill, and the Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,400.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.90. This amount is calculated as follows: $\$2,400.00 \times 12$, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The Tenants owe the Landlords is \$15,280.00. This represents arrears of rent up to and including December 31, 2025.
7. The Landlords agree to waive \$3,180.00 of the arrears of rent.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.
10. The parties mutually agreed to a nonvoidable order with an eviction date of December 31, 2025.

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 December 31, 2025.
2. The total amount the Tenants owe the Landlords is \$15,466.00. This represents arrears of rent up to and including December 31, 2025, and costs.
3. The Landlord shall waive \$3,180.00 of the total amount owing.
4. The Tenant shall pay to the Landlord \$12,286.00 for arrears of rent up to and including December 31, 2025, and costs.
5. If the Tenants do not vacate the unit on or before December 31, 2025, the Tenants shall also pay the Landlords compensation of \$78.90 per day for the use of the unit starting December 31, 2025, to the date the Tenant moves out of the unit.
6. If the Tenants do not pay the Landlords the full amount owing on or before December 31, 2025, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2026, at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before December 31, 2025, then starting January 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

8. 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 2, 2026.

January 9, 2026
Date Issued

Michelle Forrester
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 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.

