



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085401-25

In the matter of: 11, 5 FAIRHOLT RD N
HAMILTON ON L8M2S9

Between: Keasy Property Management Landlord

And

Aditi Asotra Tenant
Shivangu Dua

Keasy Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Aditi Asotra and Shivangu Dua (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe.

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

The application was scheduled to be heard on December 22, 2025, by video conference, at which time 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, Petar Guzina, the Landlord's Agent, Milan Jankovic and the Tenants were present. The Tenants did not speak with Tenant Duty Counsel prior to mediation.

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 Landlord 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 \$1,537.50. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$50.55. This amount is calculated as follows: $\$1,537.50 \times 12$, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025, are \$22,579.50.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The parties mutually agreed to a nonvoidable order with an eviction date of January 10, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 10, 2026.
2. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application.
3. As of the date of the hearing, the Tenants owe the Landlord \$22,340.10. See Schedule 1 for the calculation of the amount owing.
4. The Tenants shall also pay the Landlord compensation of \$50.55 per day for the use of the unit starting December 23, 2025, to the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing on or before January 10, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 11, 2026, at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before January 10, 2026, then starting January 11, 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 11, 2026.

January 5, 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 Tenants expires on July 11, 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 December 22, 2025	\$22,154.10
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$22,340.10
Plus daily compensation owing for each day of occupation starting December 23, 2025	\$50.55 (per day)