



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089854-25

In the matter of: BASEMENT, 6582 HARPER DR
NIAGARA FALLS ON L2E7K6

Between: Harjinder Chohan Landlord
Parminder Sahota

And

Nicole Anna Miller Tenant
Bartholomew J. Bakelaar

Harjinder Chohan and Parminder Sahota (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Anna Miller and Bartholomew J. Bakelaar (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.
- The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on November 19, 2025.

The Landlord, the Landlord's Legal Representative, Lisa Barder, the Landlord's Interpreter, Jasdev Chohan, and the Tenants attended the hearing. The parties consented to the following order. I was satisfied that they understood the consequences of their consent.

It is agreed that:

1. The parties wish to globally resolve LTB-T-052359-25 and LTB-L-089854-25
2. The Landlord has paid compensation in the amount of \$1,704.06 on October 14, 2025.
3. The Landlord shall pay additional compensation in the amount of \$3,408.12, which will be deducted from rent owing for December 2025 and January 2026

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 31, 2027.
2. The Landlord shall pay to the Tenant \$3,408.12. They shall pay this amount as a rent credit for the months of December 2025 and January 2026.

3. The Tenant shall pay to the Landlord compensation of \$56.02 per day for the use of the unit starting June 1, 2027, until the date the Tenant moves out of the unit.
4. If the unit is not vacated on or before May 31, 2027, then starting June 1, 2027, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 June 1, 2025.
6. This order resolves all claims raised in LTB-T-052359-25 and LTB-L-089854-25

January 6, 2026

Date Issued

Allana McComb

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 of the Tenant expires on December 1, 2027 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.