



January 7, 2026

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

File Number: LTB-L-086766-25

In the matter of: 84 WARMAN ST
ALLISTON ON L9R0B8

Between: SONJA ROWHANI Landlord
OMID ROWHANI

And

TAYLER HENDSBEE Tenant
SPEERS JENNA

SONJA ROWHANI and OMID ROWHANI (the 'Landlord') applied for an order to terminate the tenancy and evict TAYLER HENDSBEE and SPEERS JENNA (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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 December 18, 2025.

The Landlords legal Representative Patience Loyal and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The parties agree to that the tenancy shall terminate as of March 31, 2026.
2. The Tenant shall pay the Landlord the December's rent owing on on December 24, 2025.
3. The Tenant shall pay to the Landlord the lawful rent for the months of January 2026 and February 2026 in full on the first day of the month.

4. If the Tenants fail to comply with the condition set out in paragraphs # 2 and #3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
5. The Landlord shall apply the Tenant's last months rent deposit to the month of March 2026.
6. Interest on the rent deposit, in the amount of \$229.44 is owing by the Landlord to the Tenant for the period from June 26, 2018, to December 18, 2025.
7. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
8. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 April 1, 2026.
10. The Tenant shall also pay the Landlord compensation of \$58.19 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.
11. The Landlord agrees to waive the filing fee of \$186.00.

January 7, 2026
Date Issued

Jennifer Buckminster
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 October 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.