



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

File Number: LTB-L-084989-25

In the matter of: 106 SELECTION HTS
THOROLD ON L2V0N7

Between: Syed Sohelvi Landlord

And

Jennifer Stevens Tenant
Joshua Nugteren
ANDREW CUSHMAN

Syed Sohelvi (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Stevens, Joshua Nugteren and ANDREW CUSHMAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 8, 2026.

The Landlords representative Ms. Kaur and the Tenant attended the hearing.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of October 11, 2025. the date the Tenants moved out of the rental unit.
2. On or before, April 8, 2026, the Tenants shall pay to the Landlord \$6,573.15. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 9, 2026 at 4.00% annually on the balance outstanding.

January 12, 2026

Date Issued

Suzy Franklyn
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$12,500.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$5,000.00
Total amount owing to the Landlord	\$7,686.00