



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077304-25

In the matter of: UPPER UNIT, 264 WEST 18TH ST
HAMILTON ON L9C4G9

Between: SANJEEV ARORA Landlord

And

KAITLYN McLAUGHLIN Tenants
RONALD JOSEPH JESSEAU

SANJEEV ARORA (the 'Landlord') applied for an order to terminate the tenancy and evict KAITLYN McLAUGHLIN and RONALD JOSEPH JESSEAU (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was heard by videoconference on December 17, 2025. The Landlord's legal representative, Daniel English and the Tenants attended the hearing. The Tenants did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,350.00. It is due on the 28th day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$77.26. This amount is calculated as follows: \$2,350.00 x 12 months, divided by 365 days.
4. The Landlord paid the Tenants one month's compensation as required by Section 48.1 of the *Residential Tenancies Act, 2006* on or before October 27, 2025.
5. The Landlord collected a rent deposit in the amount of \$2,350.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. This deposit will apply to the

rent for the month of February 2026 or to the last rental period if the tenancy terminates earlier provided the Tenants provide 10 days notice to the Landlord.

6. Interest on the rent deposit in the amount of \$110.26 is owing to the Tenants for the period from February 2, 2024 to December 17, 2025. The Tenants waive this amount.
7. The tenancy might terminate earlier than February 28, 2026 provided the Tenants give at least 10 days notice to the Landlord.
8. The Landlord shall make the payments to the Tenants via money order.

On consent it is ordered that:

1. The tenancy is terminated and the Tenants must move out of the rental unit by February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 March 1, 2026, or the day after an earlier termination date provided the Tenants provide 10 days notice to the Landlord.
4. The Tenants may terminate the tenancy earlier than February 28, 2026 if they give the Landlord at least 10 days' notice of termination.
5. The last month rent deposit will apply to the rent for the month of February 2026 or to the last rental period if the tenancy terminates earlier provided the Tenants provide 10 days notice to the Landlord.
6. The Landlord shall pay to the Tenants \$2,000.00 on or before December 31, 2025 in exchange of the Tenants terminating the tenancy and providing vacant possession of the rental unit by February 28, 2026.

If the Tenants vacate the rental unit by February 28, 2026

7. If the Tenants vacate the rental unit by February 28, 2026, the Landlord shall pay to the Tenants \$8,000.00 on or before February 28, 2026 or on the last day of the tenancy if the Tenants terminate the tenancy before February 28, 2026 with at least 10 days' notice.

If the Tenants vacate the rental unit after February 28, 2026

8. If the Tenants do not vacate the rental unit by February 28, 2026, the Tenants shall pay to the Landlord compensation of \$77.26 per day for the use of the unit starting March 1, 2026, until the date the Tenants move out of the unit.

January 13, 2026
Date Issued

Floredana Ungureanu
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 September 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.