



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

File Number: LTB-L-077373-25

In the matter of: 1300 SORREL RD
LONDON ON N5V2N7

Between: Rahul Mishra Landlord

And

Joshua Christiaens
Darryal Christiaens
Jasmin Rowland Tenants

Rahul Mishra (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Christiaens, Darryal Christiaens and Jasmin Rowland (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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 January 13, 2026.

The Landlord's legal representative Liz Smith, the Landlord, and the Tenant Joshua Christiaens attended the hearing. The Tenant was supported at the hearing by Pennie Rasmussen.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The current lawful monthly rent is \$1,444.60.
2. The Landlord paid compensation required by section 48.1 of the Act to the Tenants in the amount of \$1,444.60, which has not been deposited by the Tenants. The Tenants will deposit the compensation paid by the Landlord.
3. The Tenants will pay rent for the month of February 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 March 31, 2026.

2. 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.
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 April 1, 2026.
4. The Tenants paid a rent deposit to the Landlord in the amount of \$1,375.00 and the deposit is still being retained by the Landlord.
5. The Landlord shall apply the rent deposit currently being retained to rent for the month of March 2026, in full satisfaction of rent for the month of March 2026, despite any difference or shortfall between the lawful monthly rent and the amount of the deposit being held.

January 20, 2026
Date Issued

Kyle McGraw
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 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.