



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

File Number: LTB-L-075470-25

In the matter of: 1368 DUMONT ST
OSHAWA ON L1K 2V3

Between: Mugunthan Balakrishnan Landlord

And

TYLER WILLIAM LATHANGUE Tenants
CORNELIA VUUR-BEATTIE

Mugunthan Balakrishnan (the 'Landlord') applied for an order to terminate the tenancy and evict TYLER WILLIAM LATHANGUE and CORNELIA VUUR-BEATTIE (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 scheduled to be heard by video conference on January 14, 2026. Before the start of the hearing, the Landlord's Representative, Paralegal, Rizna Rishafy, the Landlord, Mugunthan Balakrishnan, and the Tenant, Tyler William Lathangue on behalf of the Tenants advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The parties have agreed to resolve the issues in this application by terminating the tenancy as of January 15, 2026.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Landlord has compensated the Tenants an amount equal to one month's rent by October 9, 2025.
4. Based on the monthly rent, the daily compensation is \$101.10. This amount is calculated as follows: \$3,075.00 x 12, divided by 365 days.

5. The Landlord collected a rent deposit of \$3,000.00 from the Tenants and the deposit has been applied to the last month of the tenancy.
6. Interest on the rent deposit, in the amount of \$205.48 is owing to the Tenants for the period from May 16, 2022, to January 16, 2026.
7. The Tenants agree that the interest (\$205.48) accrued on the last month's rent deposit will be applied to the final water bill.

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 January 15, 2026.
2. If the unit is not vacated on or before January 15, 2026, then starting January 16, 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 January 16, 2026.
4. The Tenants shall pay the Landlord compensation of \$101.10 per day for the use of the unit starting January 16, 2026, until the date the Tenants move out of the unit.

January 16, 2026
Date Issued

Pauline Brewster
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 July 16, 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.