



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

File Number: LTB-L-097621-25

In the matter of: 3, 128 WEBER ST E
KITCHENER ON N2H1C9

Between: 2614135 Ontario Inc Landlords
Inderpal Buttar

And

Erin Checkley Tenant

2614135 Ontario Inc and Inderpal Buttar (the 'Landlords') applied for an order to terminate the tenancy and evict Erin Checkley (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on January 8, 2026. The Landlord's legal representative Irina Karyakina, the Landlord Inderpal Buttar, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. 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, and specifically that the tenancy would terminate.

Agreed Facts:

1. The Landlords paid the Tenant the required compensation.
2. The Tenant will continue to pay her lawful rent in full and on time for the duration of the tenancy.
3. The lawful rent is \$839.95. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily compensation is \$27.61. This amount is calculated as follows: \$839.95 x 12, divided by 365 days.

5. The Landlords collected a rent deposit of \$775.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit, in the amount of \$116.83 is owing to the Tenant for the period from October 1, 2017 to January 8, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the Tenant vacates the rental unit on or before February 28, 2026, the Landlords will owe the Tenant \$891.83 plus the interest accrued on the rent deposit from the hearing date to the date the Tenant vacates the rental unit.
3. If the Tenant vacates the rental unit on or after March 1, 2026, the Landlords will owe the Tenants \$894.15 for the last month rent deposit and the interest owing on the rent deposit to February 28, 2026 and the Landlords may deduct \$27.61 per day from this amount for each day the Tenants occupy the rental unit starting on March 1, 2026 and continuing each day until the Tenants vacate the rental unit.
4. The Landlords shall pay to the Tenant compensation in the amount of \$300.00 on or before January 22, 2026.
5. If the Landlords do not pay the Tenant the full amount owing pursuant to paragraph 4 on or before January 22, 2026, the Landlords will start to owe interest. This will be simple interest calculated from January 23, 2026 at 4.00% annually on the balance outstanding.
6. The Landlords or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. 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.
8. 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.

January 19, 2026
Date Issued

Sandra Sabourin
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.