



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

File Number: LTB-L-090105-25

In the matter of: Upper unit, 1067 EDGELEIGH AVE
MISSISSAUGA ON L5E2G2

Between: David Purewal Landlord

And

Johan Geyer Tenant

David Purewal (the 'Landlord') applied for an order to terminate the tenancy and evict Johan Geyer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026. The Landlord, David Purewal, and the Tenant, Johan Geyer attended the Hearing. The Tenant did not legal advice prior to 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.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on October 28, 2025.
3. The lawful rent is \$3,350.00. It was due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$110.14. This amount is calculated as follows: \$3,350.00 x 12 months, divided by 365 days.
5. The lawful monthly to the Landlord until the Tenant vacated the vacated the rental unit on October 28, 2025, is \$3,083.92.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to October 28, 2025, are \$6,433.92.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$3,350.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the last month rent deposit, in the amount of \$98.43 is owing to the Tenant for the period from August 26, 2024, to October 28, 2025. This amount will be applied to the arrears because the tenancy is terminated.

On consent of the parties, it is ordered:

1. The tenancy between the Landlord and the Tenant is terminated as of October 28, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,171.49. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$50 to be paid on or before January 14, 2026.
 - \$50 on or before the 1st day of each month starting on February 1, 2026, and continuing each month until March 1, 2032 (63 months).
 - The final payment of \$21.49 to be paid on or before April 1, 2032.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 2 and 3 of this order, the Tenant will start to owe interest from the first missed payment. This will be simple interest calculated at 4.00% annually on the balance outstanding.

January 21, 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date (October 28, 2025)	\$6,433.92
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,350.00
Less the amount of the interest on the LMR	-\$98.43
Total amount owing to the Landlord	\$3,171.49