



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-089326-25

In the matter of: Main Floor, 12202 Ninth Line
Whitchurch -Stouffville ON L4A3A4

Between: Sheikh Khalid Mubarik
Manjit Singh
Landlords

And

Donna Thomas
April Thomas
Tenants

Sheikh Khalid Mubarik and Manjit Singh (the 'Landlords') applied for an order to terminate the tenancy and evict Donna Thomas and April Thomas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 12, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, Sheikh Khalid Mubarik, the Landlords legal representative, Azhar Lodhi and the Tenants participated in mediation and as a result of mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12 months, divided by 365 days.
4. The rent arrears owing to January 31, 2026, are \$20,500.00.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. There is no last month's rent deposit.
7. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenants do not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords 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 Landlords on or after August 1, 2026.
4. The Tenants shall pay to the Landlords \$19,172.28. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
5. The Tenants shall also pay the Landlords compensation of \$82.19 per day for the use of the unit starting January 13, 2026, until the date the Tenants move out of the unit.
6. The Tenants shall pay to the Landlords the amount set out in paragraph 4 above in accordance with the following schedule:
 - \$1,500.00 on or before the 20th day of each month commencing February 20, 2026, until the arrears and costs are fully paid up.
7. If the Tenants fail to comply with paragraphs 5 & 6 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants earlier than the agreed upon July 31, 2026. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

January 21, 2026
Date Issued

Oluwatobi Abobarin
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 expires on February 1, 2027, 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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$19,068.47
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$82.19
Total amount owing to the Landlord	\$19,172.28
Plus daily compensation owing for each day of occupation starting January 13, 2026	\$82.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	