



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092854-25

In the matter of: basement apartment only, 466 GINGER
DOWNS
MISSISSAUGA ON L5A3A7

Between: Satnam Singh Parmar Landlord

And

Sabrina Hammayun Tenant

Satnam Singh Parmar (the 'Landlord') applied for an order to terminate the tenancy and evict Sabrina Hammayun (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2026.

The Landlord's legal representative Ian Gardner, the Landlord, Harpreet Parmar, and the Tenant attended the hearing. The Tenant spoke with Tenant Duty Counsel prior to the hearing.

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 consequences of the joint submission.

Agreed Facts:

1. The Tenant owes the Landlord \$16,386.00, which represents arrears of rent owing to January 31, 2026 and the application filing fee.
2. The Landlord collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlord.
3. Interest on the rent deposit in the amount of \$140.98 is owing to the Tenant for the period from February 24, 2022 to January 19, 2026.
4. The parties requested a non-voidable eviction order with an eviction date of February 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated effective February 1, 2026. The Tenant must vacate the rental unit on or before February 1, 2026.
2. The Landlord shall apply the Tenant's rent deposit and interest owing to the rent owing to January 31, 2026.
3. The total amount owing by the Tenant to the Landlord is \$14,745.02.
4. The Tenant shall also pay the Landlord compensation of \$49.32 per day for the use of the unit starting February 2, 2026 until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 2, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before February 1, 2026, then starting February 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 February 2, 2026.

January 27, 2026

Date Issued

Margo den Haan

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 expires on August 2, 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.