



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

**File Number:** LTB-L-078365-25

**In the matter of:** 17 SEVENOAKS CIR  
ST CATHARINES ON L2P3N5

**Between:** The Estate of Ravinder Khanna Landlord

**And**

Wade- Dana Broad Tenants  
Catharine- Mcdonald Broad

Ravinder Khanna (the 'Landlord') applied for an order to terminate the tenancy and evict Wade-Dana Broad and Catharine- Mcdonald Broad (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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on January 20, 2026.

Before the start of the hearing, the Landlord's legal representative Jimmy Gangadin, the Landlord's son Robin Khanna and the Tenant Wade-Dana Broad, on behalf of both Tenants engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

**The parties agreed that:**

1. The Landlord Ravinder Khanna has passed away and his spouse Veena Khanna in her capacity as executor of the Estate of Ravinder Khanna authorized Robin Khanna to participate on her behalf.
2. The application will be amended to change the Landlord's name to 'The Estate of Ravinder Khanna'.

3. The compensation required pursuant to the N12 Notice was provided in accordance with the Act, however the payment was not cashed by the Tenants. The parties agreed the Tenants will destroy the cheque that was provided, and the Landlord agrees to waive the rent that became due for December 2025.
4. The last month rent deposit will be applied to the last month of the tenancy.
5. The current monthly rent is \$1,189.70 and remains payable for the balance of the tenancy. Daily rent is \$39.12, which is calculated as follows:  $\$1,189.70 \times 12 \text{ months} / 365 \text{ days}$

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of April 30, 2026.
2. If the rental unit is not vacated on or before April 30, 2026, then starting May 1, 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 May 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$39.12 per day for the use of the unit starting May 1, 2026, until the date the Tenants move out of the unit.
5. The last month rent deposit will be applied to the last month of the tenancy.

**February 4, 2026**

**Date Issued**

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**Diego Fernandez-Stoll**

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 November 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.