



Order under Section 69 Residential Tenancies Act, 2006

Citation: Singh v Adams, 2026 ONLTB 10177

Date: 2026-01-30

File Number: LTB-L-063709-25

In the matter of: 36 TERRANCE DR
PETAWAWA ON K8H0H3

Between: Tejinder Singh Landlord
Navneet Brar

And

Andrea Adams Tenant

Tejinder Singh and Navneet Brar (the 'Landlord') applied for an order to terminate the tenancy and evict Andrea Adams (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 27, 2026 at 3:48 p.m.

The Landlords Tejinder Singh, Navneet Brar, the Landlord's representative Elaine Page, licensed paralegal, the Tenant Andrea Adams and the Tenant's representative Karen Smith, licensed paralegal attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

Preliminary Issue:

Breach of interim order

1. The application was originally heard by videoconference on October 8, 2025 where the matter was adjourned due to a scheduling overflow. The Board issued an interim order LTB-L-063709-25-IN dated October 17, 2025, directing the Tenant to pay the ongoing rent to the Landlord by the day it is due until this matter is resolved or the LTB orders otherwise.
2. The application was rescheduled and heard by videoconference on December 18, 2025 where the matter was adjourned at the Tenant's request, due to a medical condition. The Board issued another interim order LTB-L-063709-25-IN2 dated December 22, 2025,

directing the Tenant to pay the ongoing rent to the Landlord by the day it is due until this matter is resolved or the LTB orders otherwise.

3. The Landlord raised a preliminary issue of the Tenant's failure to comply with the interim order. The Landlord submitted that the Tenant did not make any rent payments from the date of the original interim order to the date of the hearing. This was undisputed by the Tenant.
4. I find the Tenant did not comply with both interim orders. In my decision I considered the Tenant's submissions regarding her medical condition; and while I sympathize with the Tenant's circumstances, the Tenant led no evidence to demonstrate how her medical condition prevented her from paying the rent on time and in full. As a result of the Tenant's failure to comply with the interim orders dated October 17, 2025 and December 22, 2025, I did not permit the Tenant to raise issues under section 82 of *Residential Tenancies Act, 2006*, (the 'Act') pursuant to section 195(4) of *the Act*.
5. Before the Board, the parties consented to the following order:

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on February 28, 2026. The Tenant shall move out of the unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting February 29, 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 February 29, 2026.
4. The Tenant shall pay to the Landlord \$28,572.00 for the arrears owing, which includes the arrears owing (\$28,500.00), plus the filing fee (\$186.00), less the interest owing on the rent deposit (\$114.00).
5. In accordance with subsection 106(10) of the *Residential Tenancies Act, 2006*, (the 'Act') the last month's rent deposit shall be applied to the rent for the last month of the tenancy, which in this case shall be February 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 29, 2026 at 4.00% annually on the balance outstanding.

January 30, 2026
Date Issued

Greg Witt
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 28, 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.