



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002333-26

In the matter of: 1507, 4011 Brickstone Mews
Mississauga On L5B0J7

Between: Richard Keller Landlord

And

Randesh Perera Tenants
Sharini Marina Wijeyesekera

Richard Keller (the 'Landlord') applied for an order to terminate the tenancy and evict Randesh Perera and Sharini Marina Wijeyesekera (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 28, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord, the Tenants, and the Tenants' representative, Laveena Makhijani, were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective June 30, 2026. This is a final termination date and is non-voidable.
- b) The current lawful rent is \$2,800.00. It is due on the 1st day of each month.
- c) The Tenants will pay their rent in full and on time for the remainder of the tenancy.
- d) The Landlord collected a rent deposit of \$2,300.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.
- e) Interest on the rent deposit, in the amount of \$288.41 is owing to the Tenants for the period from April 19, 2019, to January 28, 2026.

- f) Interest on the rent deposit, in the amount of \$304.69 will be owing to the Tenants for the period from April 19, 2019, to May 31, 2026, if the Tenants vacate on June 30, 2026.
- g) If the Tenants vacate the rental unit before June 30, 2026, they will provide the Landlord with a minimum of sixty (60) days' written notice of their intended move-out date.
- h) Any interest owing on the Last Month's Rent Deposit will be applied to top up the Last Month's Rent Deposit. The Tenants will pay any remaining difference required to bring the Last Month's Rent Deposit up to the lawful monthly rent on the last month of their tenancy.
- i) The Tenants paid to the Landlord a refundable key deposit of \$200.00. The Landlord will return this key deposit to the Tenants upon the Tenants returning all keys to the Landlord.

On consent, it is ordered that:

- 1. The tenancy between the Landlord and the Tenants is terminated. **The Tenants shall vacate the unit on or before June 30, 2026.**
- 2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
- 4. The Tenants shall pay to the Landlord **\$12,401.00**, which represents the arrears of rent (\$12,200.00) and costs (\$201.00) outstanding for the period ending January 31, 2026.
- 5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 15, 2026	\$2,480.20
March 15, 2026	\$2,480.20
April 15, 2026	\$2,480.20
May 15, 2026	\$2,480.20
June 15, 2026	\$2,480.20

- 6. The Tenants shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of February 2026 to June 2026, or until there are no arrears owing, whichever comes first.
- 7. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees

and related charges that became owing after January 31, 2026. This may result in the tenancy being terminated before June 30, 2026

February 3, 2026
Date Issued

Sarah Visnovec
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 January 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.