



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092870-25

In the matter of: 19, 143 ARLINGTON AVENUE
YORK ON M6C2Z3

Between: Akelius Canada Ltd Landlord

And

Ryan Grover
Ravpreet Grover Tenants

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Grover and Ravpreet Grover (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on February 2, 2026.

The Landlord's Legal Representative, Emily Barbati, attended on behalf of the Landlord.

The Tenant, Ryan Grover, attended on behalf of both Tenants and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful rent is \$2,206.31. It is due on the 1st day of each month.
2. Based on the monthly rent, the daily rent/compensation is \$72.54. This amount is calculated as follows: \$2,206.31 multiplied by 12 months, divided by 365 days.
3. The Tenants have paid \$6,618.93 to the Landlord since the application was filed.
4. The rent arrears owing to February 28, 2026 are \$2,206.31.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,100.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

7. Interest on the rent deposit, in the amount of \$56.49 is owing to the Tenants for the period from January 1, 2025 to February 2, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,392.31 if the payment is made on or before February 18, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after February 18, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order, the Tenants must move out of the rental unit on or before February 18, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$1,825.41. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$72.54 per day for compensation for the use of the unit starting February 3, 2026 until the date the Tenants move out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before February 18, 2026, then starting February 19, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 19, 2026.

February 6, 2026
Date Issued

Angela McLaughlin
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 August 19, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 18, 2026

Rent Owing to February 28, 2026	\$8,825.24
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,618.93
Total the Tenant must pay to continue the tenancy	\$2,392.31

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$6,764.01
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,618.93
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$56.49
Total amount owing to the Landlord	\$(1,825.41)
Plus daily compensation owing for each day of occupation starting February 3, 2026	\$72.54 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	