



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088935-25

In the matter of: 488 MAIN ST N
BRAMPTON ON L6V 1P9

Between: 1001117058 Ontario Inc. Landlord

and

Audrey Payne
Linda Payne Tenants

1001117058 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Audrey Payne and Linda Gardener (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 4, 2026.

The Landlord Ektej Gahunia and the Tenants attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenants understood that the tenancy would be terminated on June 30, 2026.

Agreed Facts:

1. In consideration of terms contained herein, the Tenants have agreed to termination of the Tenancy in full and final resolution of all issues in the tenancy.
2. The rent deposit shall be applied to the last month of the tenancy.
3. The Landlord has accounted to the Tenants for interest owing on the rent deposit.
4. The second-named respondent is incorrectly identified as Linda Gardener who should be named to Linda Payne.

On consent of the parties, it is ordered that:

1. The application and style of cause are amended to correct the second-named respondent who is Linda Payne.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
3. The Landlord forgives and waives the rent owing for the period February 1, 2026 to May 31, 2026.
4. On or before May 1, 2026, the Landlord shall pay the Tenants \$15,000.00 in certified funds.
5. 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.
6. 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.

February 18, 2026
Date Issued

Nersi Makki
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 of the Tenant 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.