



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

File Number: LTB-L-093626-25

In the matter of: 167 ERIE STREET EAST
WINDSOR ON N9A3 W9

Between: Rayvant Patel Landlord

And

Hillary Kalonji Tenants
Solange Kavira
Martin Kalonji

Rayvant Patel (the 'Landlord') applied for an order to terminate the tenancy and evict Hillary Kalonji, Solange Kavira and Martin Kalonji (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on January 19, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord and the Tenants were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on November 30, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$1,700.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears owing to November 30, 2025, are \$5,500.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of November 30, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$5,686.00. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before February 22, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 23, 2026, at 4.00% annually on the balance outstanding.

February 11, 2026
Date Issued

Roxanne Theriault
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.