



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

File Number: LTB-L-101917-25

In the matter of: 303 ARMADALE AVE
TORONTO ON M6S3X5

Between: ANNA CLAIRE MILLER Landlords
OLIVER MARTIN

And

ALPANA GARG Tenant

ANNA CLAIRE MILLER and OLIVER MARTIN (the 'Landlords') applied for an order to terminate the tenancy and evict ALPANA GARG (the 'Tenant') because the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was scheduled to be heard by videoconference on February 4, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlords' Representative, Sidney Sheridan, the Landlords, Oliver Martin and Anna Miller, and the Tenant, Alpana Garg participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$4,100.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$134.79. This amount is calculated as follows: \$4,100.00 x 12, divided by 365 days.
4. The Landlords have compensated the Tenant an amount equal to one month's rent by November 27, 2025.

5. The Landlords collected a rent deposit of \$4,000.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
6. Interest on the rent deposit, in the amount of \$340.55 is owing to the Tenant for the period from May 2, 2022, to February 4, 2026.
7. The Tenant agreed to pay February 2026 rent by February 4, 2026. The Tenant also agrees to pay March 2026 rent by March 1, 2026.
8. The Parties agree that the last month's rent and the interest on deposit on the last month's rent will be applied to April 2026 rent.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated as of April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords 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 Landlords on or after May 1, 2026.
4. The Tenant shall also pay the Landlords compensation of \$134.79 per day for the use of the unit starting May 1, 2026, to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the daily compensation owing with respect to paragraph 4, the Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding.

February 12, 2026
Date Issued

Rachael Kukoyi
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 of the Tenant expires on November 1, 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.