



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

**File Number:** LTB-L-062472-25

**In the matter of:** Basement, 45 TRAVIS CRES  
BRAMPTON ON L7A0P2

**Between:** Reuben Baskaran Landlord  
Rachel Lyza Haris

**And**

Cletus Okonkwo Tenant

Reuben Baskaran and Rachel Lyza Haris (the 'Landlord') applied for an order to terminate the tenancy and evict Cletus Okonkwo (the 'Tenant') because:

- The Landlord 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 9, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlords, the Landlord's Representative Yuvraj Bhullar and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

### **The parties agreed that:**

1. The Landlord paid the Tenant compensation equal to one month's rent as required by section 48.1 of the *Residential Tenancies Act, 2006* on or about September 23, 2025.
2. The arrears of rent owing up to February 28, 2026, are \$2,850.00
3. The Landlord agrees to waive their claim to all outstanding rent arrears in satisfaction of this resolution.
4. The lawful rent for the period beginning March 01, 2026, will become due and payable on April 06, 2026.

5. The lawful rent for the period beginning April 01, 2026, will become due and payable on May 01, 2026.
6. The Landlord collected a rent deposit of \$900.00 from the Tenant and this deposit is still being held by the Landlord. This amount will be applied to the rental period beginning May 01, 2026, and will constitute the full lawful rent.

**On consent of the parties, is ordered that:**

1. The Tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 01, 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 June 01, 2026.

**February 18, 2026**  
**Date Issued**

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Adam Rogers  
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 December 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.