



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

File Number: LTB-L-094335-25

In the matter of: 333 RIDGE RD W
GRIMSBY ON L3M4E7

Between: Amanveer Singh Landlords
Tejpal Sekhon

And

Johathan DiChiaro Tenants
Paula DiChiaro

Amanveer Singh and Tejpal Sekhon (the 'Landlord') applied for an order to terminate the tenancy and evict Johathan DiChiaro and Paula DiChiaro (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

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 10, 2026. Johathan DiChiaro attended on behalf of the Tenants and was represented by Joseph Kazubek. The Landlord also participated and was represented by Anthony Corso.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. Commencing February 10, 2026 and provided written notice is given to the Tenants as per the RTA, then the Tenants shall not deny the Landlord access to the rental unit.
2. **If the Tenants fail to meet the term, as per paragraph 1 above, in this Order, the Landlords may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlords must make this application no later than 30 days after the Tenants' failure to meet this term.**
3. The Tenants shall pay \$93.00 to the Landlords for half of the application filing fee, as agreed-to by the parties. This amount is due and payable on or before March 1, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing March 2, 2026.

February 18, 2026
Date Issued

Susan Parsons
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.