



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101532-25

In the matter of: 2703, 280 WELLESLEY ST E
TORONTO ON M4X1G7

Between: 280 Wellesley Residences Landlord

And

Dev Kohli Tenants
Bharat Kohli

280 Wellesley Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Dev Kohli and Bharat Kohli (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

The application was scheduled to be heard by video conference on February 9, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne. The Landlord's Representative Charlie Bobrowsky, the Tenants Dev Kohli and Bharat Kohli were present. The Tenant did speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

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. As of the hearing date, the Tenants was still in possession of the rental unit.
3. The lawful rent is \$1,525.74. It is due on the first day of each month.
4. The rent arrears owing to February 28, 2026 are \$4,838.22.
5. Based on the Monthly rent, the daily rent/compensation is \$50.16 This amount is calculated as follows: \$1,525.74 x 12, divided by 365 days.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,525.74 from the Tenants and this deposit is still being held by the Landlord since July 1, 2020. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. This amount will be deducted from the amount of the arrears.
8. Interest on the last month rent deposit, in the amount of \$6.40 is owing to the Tenant for the period from January 1, 2026 to February 28, 2026. This amount will be deducted from the amount of the arrears.
9. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$5.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenants is terminated on February 28, 2026. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 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 March 1, 2026.
4. On or before February 28, 2026, the Tenants shall pay to the Landlord \$3,306.08 which represents arrears of rent for the period ending on February 28, 2026 plus the application fee (\$4,838.22), less last month deposit (\$1,525.74) and less the interest on the rent deposit (\$6.40).
5. If the Tenants does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
6. The Tenants shall also pay the Landlord compensation of \$50.16 per day for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.

February 23, 2026
Date Issued

Monique Browne
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 expires on August 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.