



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098242-25

In the matter of: P.O. Box 146, 4847 HWY 535
ST CHARLES ON P0M2W0

Between: Abhey Thukral Landlord

And

Denise Desforges Tenants
Steve Ouimette

Abhey Thukral (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Desforges and Steve Ouimette (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on February 3, 2026.

The Landlord Representative Yvan Pilon and the Tenants Steve Ouimette and Denise Desforges attended the hearing.

The parties mutually agreed to resolve all matters at issue 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. As of the hearing date, the Tenants was still in possession of the rental unit.
2. The lawful rent is \$2,100.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 x 12, divided by 365 days.
4. The rent arrears owing to February 28, 2026 are \$10,323.49.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,100.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be used to satisfy the rent for the month of **June 2026**, which is the last month of the tenancy.

7. For remaining rental periods of March 2026, April 2026 and May 2026 the lawful monthly rent will be due on the **15th** day, instead of the **1st** day.
8. The Tenants have waived the interest owed on the last month's rent deposit.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated the Tenants must move out of the rental unit on or before **June 30, 2026**.
2. The Tenants shall pay to the Landlord \$10,509.49. This amount includes rent arrears owing up to February 28, 2026, and the cost of filing the application.
3. The Tenants shall also pay the Landlord the monthly rent for the periods of **March, April and May 2026** on or before the **15th** day of each month.
4. The Tenants shall pay the Landlord compensation of \$69.04 per day for the use of the unit starting **July 1, 2026**, until the date the Tenants moves out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing on or before **January 31, 2027**, the Tenants will start to owe interest. This will be simple interest calculated from **February 1, 2027**, at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before **June 30, 2026**, then starting **July 1, 2026**, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 **July 1, 2026**.
8. If the Tenants fail to make the payment in accordance with paragraph **3**, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph **3** of this order. **This may result in the Board issuing an order that terminates the tenancy before June 30, 2026.**

February 17, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenants 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 January 1, 2027 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.