



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093944-25
LTB-L-005812-26

In the matter of: 2, 342 PACIFIC AVE
TORONTO ON M6P 2R1

Between: Harjee Singh Makkar Landlord

And

Zaire Puil Tenant

Harjee Singh Makkar (the 'Landlord') applied for an order to terminate the tenancy and evict Zaire Puil (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year, and;
- because the Tenant did not pay the rent that the Tenant owes.

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

The parties attended a Hearing scheduled on February 11, 2026 by videoconference for the L2 Application – LTB-L-093944-25 where the Landlord, the Landlord's Support Person and spouse Amalia Makkar, the Landlord's Representative Colin James Mitchell, and the Tenant engaged in private settlement discussions. Parties reached an agreement.

At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation and the L1 Application – LTB-L-005812-26 was brought forward and was also mediated.

The Tenant did not receive legal advice about this application.

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

Agreed Facts:

- 1) The Tenant was in possession of the rental unit on the date the applications were filed.
- 2) The Tenant vacated the rental unit on January 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
- 3) The rent was \$2,730.00. It was due on the 1st day of each month.
- 4) The Landlord has compensated the Tenant an amount equal to one month's rent by January 31, 2026 as required for the N12 Notice of Termination.
- 5) The Tenant paid \$2,730.00 to the Landlord since the L1 application was filed.
- 6) The rent arrears owing to January 31, 2026 were \$2,730.00.
- 7) The Landlord collected a rent deposit of \$2,510.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$253.75 is owing to the Tenant for the period from June 1, 2021 to January 31, 2026. The total rent deposit and interest satisfy the full rent for January 2026, the last rental period of the tenancy.
- 8) The Landlord is allowing the 1980 El Camino care that this Tenant is buying from a fellow tenant of this building to be stored on the residential unit's property until April 30, 2026.
- 9) The LTB hearing scheduled for March 25, 2026 for the L1 application – LTB-L-005812-26 is cancelled.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026.
2. This order on consent resolves both applications and resolves all issues related to this tenancy.

February 17, 2026
Date Issued

Denise Hannivan
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.