



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

File Number: LTB-L-100715-25

In the matter of: 3435 SIMCOE ST N
OSHAWA ON L1H0S1

Between: RAGAVAN SHANMUGARAJAH Landlord

And

JOSEPH DANIEL ANZELLOTTI Tenants
AMY CHRISTINE MOLLEY

RAGAVAN SHANMUGARAJAH (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict JOSEPH DANIEL ANZELLOTTI and AMY CHRISTINE MOLLEY (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on February 10, 2026 via video teleconference on VC line 107. The Landlord's Legal Representative Thirusenthuran Sivapatham attended with the Landlord. The Tenant Amy Christine Molley attended and was self-represented. Joseph Daniel Anzellotti the other Tenant in this matter was not in attendance, however Amy Christine Molley confirmed that she had authority to reach an agreement on behalf of Joseph Daniel Anzellotti.

The parties consented to an amendment to the application as follows:

- a) Shayle Mikaela Hill is removed as a Tenant.

The application is amended accordingly.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of March 20, 2026. The Tenants shall vacate the unit on or before that date.

If the unit is not vacated on or before March 20, 2026, then starting March 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. 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 21, 2026.

The Tenants shall pay the Landlord \$108.49 per day in compensation for the use of the unit from March 21, 2026 to the date the Tenants vacate the unit.

2. The last month's rent deposit is applied to the partial 20 day period of March 1, 2026 up to and including March 20, 2026.
3. The remaining balance of the last month's rent deposit in the amount of \$1,130.20 (\$3,300.00 last month's rent deposit – \$2,169.80 (20 days x \$108.49) = \$1,130.20) will be credited to the outstanding balance of arrears.
4. The Tenants owe to the Landlord the total sum of arrears of \$14,772.52 which includes the application filing fee of \$186.00, less \$83.28 for interest owing on the last month's rent deposit (\$15,800.00 arrears + \$186.00 filing fee - \$1,130.20 remaining last month's rent deposit credit - \$83.28 interest owing on last month's rent deposit = \$14,772.52) and represents the total arrears owing up to and including February 28, 2026 as of today's date of February 10, 2026.
5. On March 21, 2026 the full sum of arrears of \$14,772.52 noted in paragraph 4 shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

February 18, 2026
Date Issued

Chris Jackson
Hearing 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 September 21, 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.