



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

File Number: LTB-L-046574-25

In the matter of: 18, 3538 COLONIAL DR
MISSISSAUGA ON L5L0C1

Between: Mohit Gupta Landlord
Shikha Gupta

And

Felix Koranteng Oppong Tenant
Albert Appiah Ankomah

Mohit Gupta and Shikha Gupta (the 'Landlord') applied for an order to terminate the tenancy and evict Felix Koranteng Oppong and Albert Appiah Ankomah (the 'Tenant') because the Tenants did not pay the rent that the Tenants owes and compensation for each day the Tenants remained in the unit after the termination date.

On January 19, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of John Russett, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

This application was heard by videoconference on February 12, 2026.

The Landlord, Mohit Gupta, representing, Shikha Gupta, and the Tenant, Albert Appiah Ankomah representing, Felix Koranteng Oppong attended the hearing. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,850.84. It is due on the 1st day of each month.
3. The parties agreed to a non-voidable eviction order with a termination date of February 14, 2026.

4. Based on the Monthly rent, the daily rent/compensation is \$93.73. This amount is calculated as follows: $\$2,850.84 \times 12$, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$28,508.40.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenants must move out of the rental unit on or before February 14, 2026.
2. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application.
3. As of the date of the hearing, the Tenant owes the Landlord \$20,209.60. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - a. \$1,000.00 on or before the first (1) day of each month starting April 1, 2026 for a period of nineteen (19) consecutive months until October 1, 2027; and
 - b. The balance outstanding of \$1,211.00 on or before November 1, 2027.
5. The Tenants shall also pay the Landlord compensation of \$93.73 per day for the use of the unit starting February 13, 2026 to the date the Tenant moves out of the unit.
6. If the Tenants fail to make any of the payments in accordance with paragraph 4 of this order in full and on time, the outstanding balance shall become immediately due and payable to the Landlord, together with simple interest, calculated from the day after default, at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before February 14, 2026, then starting February 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 February 15, 2026.

February 17, 2026
Date Issued

John Russett
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 of the Tenant expires on August 15, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To February 12, 2026	\$20, 023.60
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$20,023.60
Plus daily compensation owing for each day of occupation starting February 13, 2026	\$93.73 (per day)