



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

File Number: LTB-L-107833-25

In the matter of: 337 VALLEYWAY DR
BRAMPTON ON L6X0N9

Between: Tharmini Tharmalingam Landlord

And

Denise Angela David Tenant
Anashea Mcperson

Tharmini Tharmalingam (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Angela David and Anashea Mcperson (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on January 29, 2026. The following parties participated in the mediation: The Landlord's representative, Mark Ciobotaru, the Landlord, Tharmini Tharmalingam, and the Tenant, Denise Angela David, representing all Tenants. Also present was, Thuvikaran Tharmalingam, supporting the Landlord.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$5,150.00. It is due on the 17th day of each month.
3. 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 Tenant must move out of the rental unit on or before March 15, 2026.

2. The Tenant shall pay the Landlord \$186.00, representing costs for filing the application, on or before March 15, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026, at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before March 15, 2026, then starting March 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 16, 2026.

February 24, 2026
Date Issued

Kevin Kordahi
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 September 16, 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.