



Order under Section 69 Residential Tenancies Act, 2006

Date: 2026-02-23

File Number: LTB-L-103802-25

In the matter of: 82 WHITE OWL CRES
BRANTFORD ON N3P1A2

Between: PREMPAL GREWAL Landlords
JATINDERPAL GREWAL

And

LLOYD MCCARRELL Tenant

PREMPAL GREWAL and JATINDERPAL GREWAL (the 'Landlord') applied for an order to terminate the tenancy and evict LLOYD MCCARRELL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 17, 2026. The Landlord, his Representative, Manpreet Kaur Grewal, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The parties agreed to amend the parties named in the application to reflect the correct Tenant's name to Lloyd McCarrell.
2. The Tenant shall pay to the Landlord \$8,986.00 for arrears of rent up to February 28, 2026, and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$4,000.00 on or before February 20, 2026;
 - \$4,986.00 on or before March 6, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February and March 2026, or until the arrears are paid in full, whichever date is earliest.

5. If the Tenant fails to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.
6. The last months' rent deposit held by the Landlord shall be applied to the last month of the tenancy.
7. The parties also agree that the tenancy shall terminate on April 30, 2026. The Tenant must move out of the rental unit on or before April 30, 2026.
8. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 May 1, 2026.
10. The Tenant shall also pay the Landlord compensation of \$72.32 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
11. Interest shall be applied to any outstanding amounts not paid by the Tenant to the Landlord. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

February 23, 2026
Date Issued

Jane Dean
Member, 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.