



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101570-25

In the matter of: 55, 25 FIELDRIDGE CRES
BRAMPTON ON L6R4G6

Between: Harini Kasi Vishwanathan Landlord
Krishnan Srinivasa Raghavan

And

Nairobi Kwame Jabel Adu Tenant
Yannickia Khoalia Francis

Harini Kasi Vishwanathan and Krishnan Srinivasa Raghavan (the 'Landlord') applied for an order to terminate the tenancy and evict Nairobi Kwame Jabel Adu and Yannickia Khoalia Francis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on February 10, 2026. The following parties participated in the mediation: The Landlord's representative, Shalini Puri and the Tenant.

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

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of February 28, 2026.
1. The lawful rent is \$3,100.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$101.92. This amount is calculated as follows: \$3,100.00 x 12, divided by 365 days.
3. The rent arrears owing to February 28, 2026 are \$12,586.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$3,100.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to February 2026 rent.

6. The Landlord agrees to waive \$4,805.00 of the \$12,586.00 arrears (which represents rent arrears and costs), providing the Tenant vacates the rental unit on or before February 28, 2026.
7. This is a full and final settlement of all issues between the parties.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant shall vacate the rental unit on or before February 28, 2026.
2. The Tenant owes the Landlord \$9,486.00, which represents the arrears of rent (\$12,400.00), plus the filing fee (\$186.00), less the last month's rent deposit (\$3,100.00).
3. If the Tenant complies with paragraph 1 of this order, the Tenant shall pay to the Landlord \$4681.00, which represents the arrears of rent (\$12,400.00), plus the filing fee (\$186.00), less the last month's rent deposit (\$3,100.00), less (\$4,805.00) the amount of arrears waived by the Landlord.
4. If the Tenant does not vacate the rental unit on or before February 28, 2026 the full outstanding balance of arrears owed to the Landlord by the Tenant in accordance with paragraph 2 of this order will become immediately due and owing.
5. The Tenant shall also pay the Landlord compensation of \$101.92 per day for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before February 28, 2026, then starting March 1, 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 March 1, 2026.

February 27, 2026

Date Issued

Rolland Roopchand

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 expires on September 1, 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.