



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

File Number: LTB-L-097094-25

In the matter of: BASEMENT, 28 ZANETTA CRES
BRAMPTON ON L6Y6A3

Between: DANNY B RAMLOCHAN Landlords
KIMBERLEY PRONTACK

And

KYLE ROTCHFORD Tenants
MAEGAN RAIL

DANNY B RAMLOCHAN and KIMBERLEY PRONTACK (the 'Landlords') applied for an order to terminate the tenancy and evict KYLE ROTCHFORD and MAEGAN RAIL (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 24, 2026. The Landlord, The Landlord's legal representative, SHALINI PURI, and the Tenant's Legal representative, Tigran Sandukhchyan attended the mediation. I am satisfied the parties understood the terms and consequences of this order.

It is agreed that:

The parties reached consent on non-voidable order with termination date of July 31, 2026.

The lawful rent is \$1,800.00.

The last month's rent deposit will be applied to the last month of Tenancy in July 2026.

The parties agreed this is a full and final settlement.

On consent of the parties, it is ordered that:

1. The parties reached consent on non-voidable order with termination date of July 31, 2026.
2. The tenancy between the Landlords and the Tenants is terminated on July 31, 2026.
3. The Tenants must move out on or before July 31, 2026.
4. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords 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 Landlords on or after August 1, 2026.
6. The Tenants shall also pay the Landlords compensation of \$59.18 per day for the use of the unit starting August 1, 2026, until the date the Tenants move out of the unit.
7. The last month's rent deposit shall be applied to the last month of Tenancy in July 2026

March 3, 2026

Date Issued

Maryam Cooper

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 January 31, 2027, 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.

