



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

File Number: LTB-L-000982-26

In the matter of: 247 Sand Road
Holland Landing ON L9N1K1

Between: Maryka Starr Landlord

And

Harisuthan Ganesh Tenant

Maryka Starr (the 'Landlord') applied for an order to terminate the tenancy and evict Harisuthan Ganesh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 25, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Maryka Starr, and the Tenant, Harisuthan Ganesh participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$7,000.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$230.14. This amount is calculated as follows: \$7,000.00 x 12, divided by 365 days.
4. After the application was filed, the Tenant received a credit of \$21,000 towards the arrears owing up to February 28, 2026.
5. As a result, the Tenant does not owe any rent arrears for the period ending on February 28, 2026.
6. There is no last month's rent deposit.
7. The Landlord waived the incurred cost of \$186.00 for filing the application.

8. The Tenant received a credit of \$3,000 towards the rent for March 2026, as a result of which the Tenant will be required to pay \$4,000 as rent for March 2026.
9. The Parties agreed that the Landlord shall provide the Tenant with proper 24-hour notice prior to entry of the rental complex for an inspection of the rental unit.
10. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 April 1, 2026.
4. The Tenant shall pay the rent for March 2026 in the amount of \$4,000 on or before March 6, 2026.
5. The Tenant shall also pay the Landlord compensation of \$230.14 per day for the use of the unit starting April 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 Paragraphs 4 and 5, the Tenant will start to owe interest. This will be simple interest calculated This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

March 2, 2026

Date Issued

Rachael Kukoyi

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 14, 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.