



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

File Number: LTB-L-092631-25

In the matter of: BASEMENT UNIT 1, 21 SPALL CRT
SCARBOROUGH ON M1C0B1

Between: SANJAY KONESWARAN Landlord

And

LATANYA FRANCIS Tenants
DAZAHNIE FRANCIS

SANJAY KONESWARAN (the 'Landlord') applied for an order to terminate the tenancy and evict LA TANYA FRANCIS and DAZAHNIE FRANCIS (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.
- The Tenants did not pay the lawful rent that the Tenants ow.

the Landlord 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, Rajan Mahavalirajan and the Tenant Latanya Francis attended the mediation. I am satisfied the parties understood the terms and consequences of this order.

It is agreed that:

- The parties reached consent prior to the mediation to terminate the Tenancy on April 30, 2026.
- The terms were also reviewed with the Tenant during mediation.
- The last month's rent deposit will be applied to the last month of Tenancy in April 2026.
- The parties agreed that total rent arrears owing to February 28, 2026, is \$8,950.00.
- The Tenant will pay the Landlord \$186.00 the application filing fee.
- The Tenant agreed to pay the lawful rent in March 2026.
- The Landlord paid the compensation for Notice N12.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on April 30, 2026.
2. The Tenants must move out on or before April 30, 2026.
3. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 May 1, 2026.
5. The Tenants shall also pay the Landlords compensation/ daily rent for the use of the unit starting May 1, 2026, until the date the Tenants move out of the unit.
6. The last month's rent deposit shall be applied to the last month of Tenancy in April 2026.
7. The Tenants shall pay to the Landlord \$9,136.00 for total rent arrears and costs owing to February 28, 2026.
8. The Tenants shall pay the Landlord the amount in paragraph 8 of this order in accordance with the following schedule.
 - \$500.00 on or before the 15th day of each month starting on June 15, 2026, to November 15, 2027,
 - \$136.00 on or before December 15, 2027.
9. If the Tenants do not pay the Landlord in accordance with paragraph 8 of this order, the full balance in paragraph 7 of this order shall become payable and due immediately on the day following the breach of payment. The Tenants will start to owe interest. This will be simple interest calculated at 4.00% on the balance.

March 2, 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 October 31, 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.

