



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-083058-25

In the matter of: 2, 350 McKay Street
Ottawa Ontario K1M2C2

Between: Sunny Sekhon Landlord

And

Brigitte Lawson Tenant

And

Taylor Van Remortel Unauthorized Occupants
Justin Lawson

Sunny Sekhon (the 'Landlord') applied for an order to terminate the tenancy of Brigitte Lawson (the 'Tenant') and evict Taylor Van Remortel and Justin Lawson (the 'Unauthorized Occupants') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupants without the Landlord's consent.

This application was heard by videoconference on March 3, 2026.

The Landlord, the Landlord's Representative, Ahmad Alzameli, the Tenant, and the Unauthorized Occupants attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
2. The Tenant has already reimbursed the Landlord for the cost of filing the application.
3. The rent is \$1,244.33 per month and the Tenant had paid rent up to February 28, 2026.
4. The Tenant paid a last month's rent deposit on May 31, 2014, in the amount of \$980.00 that the Landlord is still holding.
5. Interest on the rent deposit, in the amount of \$207.80 is owing to the Tenant for the period from June 1, 2014, to March 3, 2026.
6. Rent in the amount of \$1,244.33 is due and owing for March 2026.

- a. The Landlord shall apply \$1,187.80 towards rent due and owing for March 2026 calculated as follows: \$980.00 (last month's rent deposit) + \$207.80 (interest owing on last month's rent deposit) = \$1,187.80.
- b. The Tenant shall pay the Landlord \$56.53 for rent due and owing for March 2026 rent calculated as follows: \$1,244.33 (current rent) – \$1,187.80 (last month's rent deposit and interest owing) = \$56.53.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026. The Tenant and the Unauthorized Occupants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated by March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.
3. The Tenant shall pay to the Landlord \$56.53 for rent for March 2026.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord after April 1, 2026.
5. The Tenant shall pay the Landlord the full amount owing by March 16, 2026.
6. If the Tenant does not pay the Landlord the full amount owing by March 16, 2026, they will owe interest. This will be simple interest calculated from March 17, 2026, at 4.00% on the outstanding balance.

March 5, 2026
Date Issued

Nicole Pedron
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 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.