



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

File Number: LTB-L-006623-26

In the matter of: 51 Lilian Way
Haldimand ON N3W2G9

Between: Sivasubramaniam Thambiah
Lalitha Sivasubramaniam Landlords

And

Hal K. Barrows
Marsha Fagon Tenants

Sivasubramaniam Thambiah and Lalitha Sivasubramaniam (the 'Landlords') applied for an order to terminate the tenancy and evict Hal K. Barrows and Marsha Fagon (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe and because the Tenants have been persistently late in paying the Tenants' rent.

Mediation was held on March 3, 2026. The following parties participated in the mediation: The Landlords' representative, Dharshini Dhurairatnam, the Landlords' support, Thileksan Sivasubramaniam the Landlord, Sivasubramaniam Thambiah, and the Tenants, Hal K Barrows and Marsha Fagon.

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

Agreed Facts:

1. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,750.00. It is due on the 26th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$90.41. This amount is calculated as follows: \$2,750.00 x 12, divided by 365 days.
5. The rent arrears owing to March 25, 2026 are \$24,150.00

6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$2,600.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$224.63 is owing to the Tenants for the period from April 25, 2022 to March 25, 2026.
9. This Order on Consent represents a final, non-voidable termination of this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated as of March 25, 2026. The Tenants must move out of the rental unit on or before March 25, 2026.
2. The Tenants shall pay to the Landlords **\$21,511.37** which represents the arrears of rent (\$24,150.00) plus costs (\$186.00) less the rent deposit and interest owing on the rent deposit for the period ending March 25, 2026.
3. The Tenants shall pay the Landlords the full amount owing as set out in paragraph 2 on or before April 17, 2026.
4. If the unit is not vacated on or before March 25, 2026, the Tenants shall also pay the Landlords compensation of \$90.41 per day for the use of the unit starting March 26, 2026 until the date the Tenants move out of the unit.
5. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenants to the Landlords pursuant to paragraph 2 and, if applicable, paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlords have the right to collect the balance outstanding under this Order.
6. If the unit is not vacated on or before March 25, 2026, then starting March 26, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 March 26, 2026

March 10, 2026
Date Issued

Ryan Gacnik
Hearings Officer, Landlords and Tenants 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 26, 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.