



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

File Number: LTB-L-106089-25

In the matter of: 1511, 420 HARWOOD AVE S
AJAX ON L1S0G6

Between: Medallion Corporation Landlord

And

Dhruva Satyarthi Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Dhruva Satyarthi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 4, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Samuel Korman and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. The parties negotiated a non-voidable termination in good faith.
2. The lawful rent is \$2,085.48. It is due on the first day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$68.56. This amount is calculated as follows: $\$2,085.48 \times 12$, divided by 365 days.
4. The rent arrears owing to March 31, 2026, are \$10,392.12.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,096.56 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. The interest owed to the Tenant on the last month rent deposit is \$21.83.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 15, 2026.
2. The Tenant shall pay the Landlord \$9,508.01 for rent arrears and costs, less half the last month's rent deposit and due interest.
3. If the Tenant vacates the rental unit on or before March 15, 2026, in accordance with this order, they shall pay the arrears set out in paragraph 2 of this order in accordance with the following terms:
 - a) The Tenant shall pay \$792.33 on or before the 15th day of each month, for a period of 12-months, commencing April 15, 2026, up to and including March 15, 2027.
 - b) If the Tenant fails to make any of the payments in accordance with paragraph 3(b) of this order, and by the dates required, the balance owing under paragraph 2 of this order shall become payable on the day following the date of default and shall bear simple interest. This will be simple interest calculated from the day following the default, in accordance with the *Courts of Justice Act* on the balance outstanding.
4. If the Tenant does not vacate the rental unit on or before March 15, 2026, the full amount of arrears set out in paragraph 2 of this order shall become due and payable immediately, and the Tenant will start to owe interest. This will be simple interest, calculated from March 16, 2026, and in accordance with the *Courts of Justice Act* on the amount outstanding.
5. The Tenant shall also pay the Landlord compensation of \$68.56 per day for the use of the unit starting March 16, 2026, until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before March 15, 2026, then starting March 16, 2026, the Landlord 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 Landlord on or after March 16, 2026.

March 13, 2026
Date Issued

Adam Rogers
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 16, 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.