



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-076267-25-RV

In the matter of: 18, 2019 TRAWDEN WAY
OAKVILLE ON L6M0M3

Between: Gaurav Arora Landlords
Shivani Arora

And

Jociel Rivera Tenant

Review Order

Gaurav Arora and Shivani Arora (the 'Landlords') applied for an order to terminate the tenancy and evict Jociel Rivera (the 'Tenant') because:

- the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

This application was resolved by order LTB-L-076267-25 issued on December 4, 2025.

The Tenant requested a review of the order. Interim order LTB-L-076267-25-RV-IN was issued on December 8, 2026, staying the order issued on December 4, 2025.

This review request application was scheduled to be heard by videoconference on December 23, 2025.

On that date, the Landlords and the Tenant agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Maryam Cooper. As a result of the mediation, the parties requested an order on consent to resolve this application and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

It is agreed that:

The parties reached consent on non-voidable order with termination date of June 30, 2026.

The Landlord paid non-monetary compensation for the Notice N12. The Tenant did not pay the lawful rent in August 2025.

There is a last month's rent deposit for \$2,200.00.

The last month's rent deposit will be applied to the last month of Tenancy in June 2026.

The Landlord agreed to refund \$500.00 damage deposit to the Tenant on or before March 23, 2026. The Landlords understood that they must return the damage deposit, otherwise the Tenant may file a T1 application.

The Landlord agreed to pay the Tenant the interest on the last month's rent deposit from February 1, 2016, to the date of hearing on or before March 23, 2026. The Landlords further agreed that they would pay 4% interest if they do not comply with the due dates.

It is ordered that:

1. The request to review order LTB-L-076267-25 issued on December 4, 2025, is granted.
2. Order LTB-L-076267-25 issued on December 4, 2025, is cancelled and replaced by the following:
3. The tenancy between the Landlords and the Tenant is terminated on non-voidable order on or before June 30, 2026.
4. The Tenant must move out on or before June 30, 2026.
5. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 July 1, 2026.
7. The Tenants shall also pay the Landlords compensation of \$72.33 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.

8. The last month's rent deposit shall be applied to the last month of Tenancy in June 2026.

March 11, 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.