



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

File Number: LTB-L-088947-25
LTB-T-066929-25

In the matter of: 2348 CLEARSIDE CRT
PICKERING ON L1X2V1

Between: Cindy Bhangari Landlord

And

Daniel Plamondon Tenants
Kathleen Dillon

Cindy Bhangari (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Plamondon and Kathleen Dillon (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on March 5, 2026. The Landlord, the Landlord's legal representative, Ajitinder Grewal and the Tenant, Daniel Plamondon attended the hearing. The Tenant, Daniel Plamondon provided evidence that he was authorized by the second Tenant, Kathleen Dillon to represent her in this matter. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

During mediation, the parties resolved this application together with the Tenants' T1/T2/T6 Application in LTB File LTB-T-066929-25.

Agreed Facts:

1. The Landlord served the Tenants with a valid 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 \$3,100.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$101.92. This amount is calculated as follows: \$3,100.00 x 12 months, divided by 365 days.
5. The rent arrears owing to March 31, 2026 are \$6,000.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Landlord waives the application filing fee.
7. There is no last month's rent deposit.
8. Regardless of the decision in LTB File LTB-L-081220-25, this order takes precedent with regards to eviction, and the tenancy is terminated on or before August 31, 2026.
9. At the hearing, the Tenants sought to withdraw their application. In accordance with subsection 200(4) of the Act I consent to the withdrawal of the application.

On consent it is ordered that:

L1 Application

1. The tenancy between the Landlord and the Tenants is terminated effective August 31, 2026. The Tenants must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 September 1, 2026.
4. If the Tenants do not vacate the rental unit by August 31, 2026, the Tenants shall pay to the Landlord \$101.92 per day for compensation for the use of the unit starting September 1, 2026 until the date the Tenants move out of the unit.
5. The Tenants shall pay to the Landlord \$6,000.00 which represents arrears of rent for the period ending March 31, 2026.

Additional Conditions and Terms of Payment

6. The Tenants shall pay to the Landlord \$2,500.00 of the amount set out in paragraph 5 above before the tenancy terminates in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 15, 2026	\$500.00
May 15, 2026	\$500.00
June 15, 2026	\$500.00
July 15, 2026	\$500.00
August 15, 2026	\$500.00

7. The Tenants shall also pay to the pay the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting April 1, 2026 to up and inclusive August 1, 2026.
8. If the Tenants fail to make the payments in accordance with paragraphs 6 and 7 of this order, the outstanding balance of any arrears of rent to be paid by the Tenants to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing and the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 6 or 7 of this order. This may result in the Board issuing an order that terminates the tenancy before August 31, 2026.
9. If the Tenants comply with paragraphs 6 and 7, the Tenants shall pay to the Landlord the balance of the amount set out in paragraph 5 (\$3,500.00) after the tenancy terminates in accordance with the following schedule:

Date Payment Due	Amount of Payment
September 15, 2026	\$500.00
October 15, 2026	\$500.00
November 15, 2026	\$500.00
December 15, 2026	\$500.00
January 15, 2027	\$500.00
February 15, 2027	\$500.00
March 15, 2027	\$500.00

10. If the Tenants fail to make the payments in accordance with paragraph 9 of this order, the full balance owing becomes due and payable immediately and the Tenants will start to owe interest. This will be simple interest calculated from the default date at 4.00% annually on the balance outstanding.

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11. The application having been withdrawn, the LTB's file is closed.

March 12, 2026
Date Issued

Floredana Ungureanu
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 March 1, 2027 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.