



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

File Number: LTB-L-107460-25

In the matter of: 1121 SPEEDVALE CRT
KANATA ON K2T0P5

Between: GURBAKSH BEDI Landlord

And

JESSE TRUDEAU Tenant

GURBAKSH BEDI (the 'Landlord') applied for an order to terminate the tenancy and evict JESSE TRUDEAU (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on March 5, 2026. The Landlord, the Landlord's legal representative, Melanie Texeira and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. On the application Gurbaksy Bedi is named as the Landlord. The parties mutually requested to correctly identify Gurbaksh Bedi as the Landlord. Therefore, throughout this order Gurbaksh Bedi is referred to as the Landlord.
2. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$2,406.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$79.10. This amount is calculated as follows: \$2,406.00 x 12 months, divided by 365 days.
6. The rent arrears owing to March 31, 2026 are \$9,624.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit in the amount of \$2,100.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be deducted from the amount of arrears.
9. Interest on the last month rent deposit, in the amount of \$190.96 is owing to the Tenant for the period from January 1, 2021 to March 31, 2026. This amount will be deducted from the amount of arrears.
10. The parties agreed upon a non-voidable order terminating the tenancy effective March 31, 2026.

On consent it is ordered that:

1. The application is amended to identify the Landlord as Gurbaksh Bedi.
2. The tenancy between the Landlord and the Tenant is terminated on March 31, 2026. The Tenant must move out of the rental unit on or before March 31, 2026.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 April 1, 2026.
5. If the Tenant does not vacate the rental unit on or before March 31, 2026, the Tenant shall pay to the Landlord compensation of \$79.10 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
6. On or before March 31, 2026 the Tenant shall pay to the Landlord \$7,519.04 which represents arrears of rent for the period ending March 31, 2026 (\$9,624.00), less the last month rent deposit (\$2,100.00), less the interest on the last month rent deposit (\$190.96) plus the application filing fee (\$186.00).
7. If the Tenant fails to make the payment in accordance with paragraph 6 above, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

March 13, 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 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.