



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-021853-26

In the matter of: 193 LEITCH ST
DUTTON ON N0L1J0

Between: Harjit Singh Landlords
Kirpal Kohli

And

Brandy Harris Tenants
Mike Langdon

Harjit Singh and Kirpal Kohli (the 'Landlords') applied for an order to terminate the tenancy and evict Brandy Harris and Mike Langdon (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on December 16, 2025 with respect to application LTB-L-088423-25.

This application was decided without a hearing being held.

Determinations:

1. The mediated settlement provides that the Landlords can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the mediated settlement. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following condition(s) specified in the mediated settlement:

The Tenants failed to pay to the Landlords the arrears payment of \$500.00 in full and on time, on or before February 15, 2026.

The Tenants failed to pay to the Landlords the lawful rent of \$3,000.00 in full and on time, on or before March 1, 2026.

3. The previous application includes a request for an order for the payment of arrears of rent and the mediated settlement requires the Tenants to make payments by specific due dates. Accordingly, in addition to eviction, the Landlords are entitled to request an order for the payment of arrears owing.

4. The Tenants were required to pay \$10,186.00 for rent arrears and the application filing fee in the previous mediated settlement. The amount that is still owing from that mediated settlement is \$9,686.00 and that amount is included in this order.
5. Since the date of the previous mediated settlement, the Tenants has failed to pay the full rent that became owing for the period from March 1, 2026, to March 31, 2026.
6. The Landlords collected a rent deposit of \$3,000.00 from the Tenants and this deposit is still being held by the Landlords.
7. Interest on the rent deposit is owing to the Tenants for the period from November 25, 2024, to March 16, 2026.
8. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants is required to pay.
9. The Landlords are entitled to daily compensation from the day after this order is issued to the date the Tenants moves out of the unit at a daily rate of \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 27, 2026.
2. If the unit is not vacated on or before March 27, 2026, then starting March 28, 2026, the Landlords 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 Landlords on or after March 28, 2026.
4. The Tenants shall pay to the Landlords \$8,169.75. **(Less any payments made by the Tenants after this application was filed on March 10, 2026).** This amount represents the rent owing up to March 16, 2026, and the cost of filing the previous application, less the rent deposit and interest the Landlords owes on the rent deposit.
5. The Tenants shall also pay to the Landlords \$98.63 per day for compensation for the use of the unit starting March 17, 2026, to the date the Tenants moves out of the unit.
6. If the Tenants do not pay the Landlords the full amount owing on or before March 27, 2026, the Tenants will start to owe interest. This will be a simple interest calculated from March 28, 2026, at 4.00% annually on the balance outstanding.

March 16, 2026
Date Issued

James McMaster
Member, Landlords and Tenants Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenants have until March 26, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenants file the motion by March 26, 2026, the order will be stayed and the LTB will schedule a hearing.

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 28, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenants must pay the Landlords:**

Reason for amount owing	Period	Amount
Amount owing from previous mediated settlement	Up to December 31, 2025	\$9,686.00
New Arrears	March 1, 2026, to March 16, 2026	\$1,578.08
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$3,000.00
Less the interest owing on the rent deposit	November 25, 2024, to March 16, 2026	-\$94.33
Plus daily compensation owing for each day of occupation starting March 17, 2026		\$98.63 (per day)
Total the Tenants must pay the Landlords:		\$8,169.75 + \$98.63 per day starting March 17, 2026