



Order under Section 69 Residential Tenancies Act, 2006

Citation: SINGH ATER v WILLIAMS, 2026 ONLTB 22185

Date: 2026-03-17

File Number: LTB-L-003934-26

In the matter of: 2101, 1 ELM DR W
MISSISSAUGA ON L5B4M1

Between: SANDEEP SINGH ATER
HARJEET KAUR ATER

Landlords

And

DORIAN WILLIAMS
NICOLE MACLEAN

Tenants

SANDEEP SINGH ATER and HARJEET KAUR ATER (the 'Landlords') applied for an order to terminate the tenancy and evict DORIAN WILLIAMS and NICOLE MACLEAN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlords also applied for an order to terminate the tenancy and evict the Tenants because the Tenants have been persistently late in paying the rent.

This application was heard by videoconference on March 3, 2026.

The Landlord, S.S. Ater, the Landlords' legal representative, B. Altun, and the Tenants attended the hearing.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,450.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$80.55. This amount is calculated as follows: \$2,450.00 x 12, divided by 365 days.
4. The Tenants have paid \$3,450.00 to the Landlords since the application was filed.
5. The rent arrears owing to March 31, 2026 are \$5,850.00.
6. The Landlords incurred costs of \$186.00 for filing the application and they are entitled to reimbursement of those costs.

7. The Landlords collected a rent deposit of \$2,450.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$267.70 is owing to the Tenants for the period from February 10, 2020 to March 3, 2026.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated.
2. **The Tenants must move out of the rental unit on or before May 31, 2026.**
3. The Tenants shall pay to the Landlords \$8,218.30. This amount includes rent arrears, as well as rent owing up to May 31, 2026, and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
4. If the Tenants do not move out of the rental unit on or before May 31, 2026, the Tenants shall also pay the Landlords compensation of \$80.55 per day for the use of the unit starting June 1, 2026 until the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlords the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords 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 Landlords on or after June 1, 2026.

March 17, 2026
Date Issued

Nancy Morris
Member, 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 December 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To May 31, 2026	\$14,200.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,450.00
Less the amount of the last month's rent deposit	- \$2,450.00
Less the amount of the interest on the last month's rent deposit	- \$267.70
Total amount owing to the Landlords	\$8,218.30
Plus daily compensation owing for each day of occupation starting June 1, 2026	\$80.55 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	