



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

File Number: LTB-L-009182-26

In the matter of: 508, 2495 EGLINTON AVE W
MISSISSAUGA ON L5M2T2

Between: Daniels HR Corporation Landlord

And

Sukhdip K. Kalirae Tenant

Daniels HR Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sukhdip K. Kalirae (the 'Tenant') because:

- the tenancy was entered into as a result of an agreement to purchase the condominium unit and the agreement has been terminated.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 10, 2026.

The Landlord's Legal Representative, Douglas Levitt and the Tenant attended the hearing.

The Tenant acknowledged that she moved out of the rental unit as of February 28, 2026, but still had some belongings remaining in the rental unit. The Tenant stated that as she would not be returning to the rental unit, the Landlord could dispose of any remaining belongings within the rental unit.

The parties before the LTB consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and Tenant terminated as of February 28, 2026.
2. The Tenant shall pay the Landlord overholding compensation of \$114.18 per day for the use of the unit starting March 1, 2026, until the date the Tenant moves out of the unit.
3. On or before March 31, 2026, the Tenant shall pay to the Landlord the amount of \$186.00 which represents the filing fee.

4. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 March 1, 2026.
6. If the Tenant does not pay the Landlord the filing fee of \$186.00 on or before March 31, 2026, 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 17, 2026
Date Issued

Angela Smith
Member, Landlord and Tenant Board

Heather Chapple
Vice Chair, 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 of the Tenant 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.