



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001121-26

In the matter of: 2708, 7890 JANE ST
VAUGHN ON L4K0K9

Between: Kuldip Singh Dhillon Landlord
Sharanjit Kaur

And

Shawn Imran Ishmail Tenant

Kuldip Singh Dhillon and Sharanjit Kaur (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Imran Ishmail (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 11, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Jasleen Narula, Landlord's Agent Harman Dhillon, the Tenant's Representative Nnonyechi Okenwa, and the Tenant were present.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agree that:

1. The parties negotiated a non-voidable termination in good faith.
2. The rent arrears owing to March 31, 2026, are \$12,400.00.
3. The Landlord incurred costs of \$186.00, and waives their claim to reimbursement of that fee.
4. The Landlord collected a rent deposit of \$3,100.00 on July 10, 2025. No interest has been paid on that amount.
5. The rent deposit, together with due interest, will be applied to the rental period of March 2026, and will constitute the full months lawful rent.
6. The Landlord will waive the balance of any arrears outstanding after application of the rent deposit and due interest, in satisfaction of this agreement.

7. The parties will participate in a unit inspection on or before March 31, 2026, at such time as vacant possession is returned to the Landlord.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. 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.
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 April 1, 2026.

March 16, 2026
Date Issued

Adam Rogers
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.