



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

File Number: LTB-L-109156-25

In the matter of: 20 SIENNA CRT
CHATHAM ON N7M0R9

Between: Satinderpal Sidhu Landlord

And

AJ Autin Lilly Tenants
Robert Killen
Elise Margaret Killen

Satinderpal Sidhu (the 'Landlord') applied for an order to terminate the tenancy and evict AJ Autin Lilly, Robert Killen and Elise Margaret Killen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 10, 2026. The Landlord's legal representative, Devon Theo Wagenaar, the Tenants, Elise Margaret Killen, AJ Austin Lilly and Tenant Duty Counsel, Jeff Wilkins attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,040.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$99.95. This amount is calculated as follows: \$3,040.00 x 12 months, divided by 365 days.
4. The Tenants have paid \$4,000.00 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$12,720.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$3,040.00 from the Tenants and this deposit is still being held by the Landlord. 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 \$120.25 is owing to the Tenants for the period from July 1, 2024, to March 10, 2026.
9. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. The Tenants do not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.
4. The Tenants shall pay to the Landlord \$7,705.25. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
5. The Tenants shall pay the amount in paragraph 4 as follows:
 - a) \$3,040.00 on or before March 23, 2026.
 - b) \$4,665.25 on or before May 31, 2026.
6. If the Tenants fail to make the payment in paragraph 5(a), the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants earlier than the agreed upon May 31, 2026. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
7. The Tenants shall also pay the Landlord compensation of \$99.95 per day for the use of the unit starting March 11, 2026, until the date the Tenants move out of the unit.
8. If the Tenants do not pay the Landlord 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.

March 18, 2026
Date Issued

Oluwatobi Abobarin
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 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

Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$14,679.50
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,000.00
Less the amount of the last month's rent deposit	- \$3,040.00
Less the amount of the interest on the last month's rent deposit	- \$120.25
Total amount owing to the Landlord	\$7,705.25
Plus daily compensation owing for each day of occupation starting March 11, 2026	\$99.95 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	