



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

File Number: LTB-L-107461-25

In the matter of: 75582 ELLIOT ST
BAYFIELD ON N0M1G0

Between: Sujeet Mudarth Landlord

And

Kevin Judd Tenant

Sujeet Mudarth (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Judd (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 4, 2026.

The Landlord, the Tenant and their spouse Becky Judd attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must vacate the rental unit on April 30, 2026.
2. The Tenants shall pay to the Landlord \$15,986.00, this representing the arrears of rent to March 31, 2026, \$1,310.00 for unpaid utilities and the application filing fee as follows:
 - a) \$5,000.00 payment on or before April 30, 2026;
 - b) \$5,000.00 payment on or before July 1, 2026; and
 - c) \$5,986.00 payment on or before September 1, 2026.
3. A walkthrough inspection of the rental unit will be scheduled to be conducted on or about April 28, 2026.
4. The last month's rent deposit of \$2,300.00 will be applied to the last month of tenancy, April 2026.
5. The order resolves all of the issues in respect of this tenancy on a full and final basis.

6. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord 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 Landlord on or after May 1, 2026.

March 16, 2026

Date Issued

Alicia Johnson

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.