



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

File Number: LTB-L-017712-26

In the matter of: 1698 JOBIN CRESCENT
GLOUCESTER ON K1J1C5

Between: PULAK CHOUDHURY Landlord

And

JOHN THOMPSON Tenant

PULAK CHOUDHURY (the 'Landlord') applied for an order to terminate the tenancy and evict JOHN THOMPSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord and the Tenant engaged in a private settlement discussion and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on March 18, 2026. The Landlord's legal representative, Lorenzo Patino, the Landlord, Pulak Choudhury and the Tenant, John Thompson were present. The parties requested that Sarah Visnovec, a Dispute Resolution Officer, with the Landlord and Tenant Board issue an order on consent.

I am satisfied that the parties understood the consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective April 1, 2026. This is a final termination date and is non-voidable.
- b) The lawful rent is \$2,100.00. It is due on the 1st day of each month.
- c) Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 x 12, divided by 365 days.
- d) The rent arrears owing to April 1, 2026, are \$12,169.04.
- e) The Landlord collected a rent deposit of \$1,695.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to outstanding arrears.

- f) Interest on the rent deposit, in the amount of \$327.53 is owing to the Tenant for the period from August 1, 2015, to Mar 18, 2026. The interest will be applied to the outstanding arrears
- g) The Landlord agrees to waive the filing fee of \$186.00.
- h) The Tenant shall make monthly payments to the Landlord towards the arrears of \$1,000.00 on or before the 15th day of each month commencing on May 15, 2026, until the debt is paid.
- i) The Landlord agrees to not take any steps to enforce the arrears portion of this order with the Small Claims Court, except for the registering of the order with the Court to preserve the Landlord's right to enforce the order should the Tenant default on the agreed upon payments.
- j) A default is defined as any missed payment that is not made within 7 days of the date it would otherwise be due.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant shall vacate the unit on or before April 1, 2026.**
2. The Tenant shall pay to the Landlord \$10,146.51. This amount includes rent arrears owing up to April 1, 2026. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$69.04 per day for the use of the unit starting April 2, 2026, until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before April 1, 2026, then starting April 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 2, 2026.

March 23, 2026
Date Issued

Sarah Visnovec
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 2, 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 to the Landlord

Rent Owing To April 1, 2026	\$12,169.04
Less the amount of the last month's rent deposit	- \$1,695.00
Less the amount of the interest on the last month's rent deposit	- \$327.53
Total amount owing to the Landlord	\$10,146.51
Plus daily compensation owing for each day of occupation starting April 2, 2026	\$69.04 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	