



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107775-25

In the matter of: 819, 15 WATER WALK DR
UNIONVILLE ON L6G0G2

Between: Wing Kin Tsang Landlord

And

Priyanki Nagalingam Tenant

Wing Kin Tsang (the 'Landlord') applied for an order to terminate the tenancy and evict Priyanki Nagalingam (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The application was heard by videoconference on March 24, 2026. The Landlord's legal representative Robert Rose, the Landlord, and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on March 26, 2026.
2. The parties mutually requested to amend the application to remove Thevesan Soundararagavan as a party.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$2,400.00. It is due on the 23rd day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$78.90. This amount is calculated as follows: \$2,400.00 x 12, divided by 365 days.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to March 24, 2026 are \$50,557.80.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,400.00 from the Tenant and this deposit is still being held by the Landlord.
10. Interest on the rent deposit, in the amount of \$233.71 is owing to the Tenant for the period from March 1, 2022 to March 24, 2026.
11. The Landlord collected a key deposit of \$400.00 from the Tenant. This deposit is still being held by the Landlord. The key deposit is refunded to the Tenant by applying it to the arrears of rent because the tenancy is terminated.
12. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

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 26, 2026.
2. This application shall be amended to remove Thevesan Soundararagavan as a Tenant.
3. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit, the key deposit, and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
4. As of the date of the hearing, the Tenant owes the Landlord \$47,710.09. See Schedule 1 for the calculation of the amount owing.
5. The Tenant shall also pay the Landlord compensation of \$78.90 per day for the use of the unit starting March 25, 2026 to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 27, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before March 26, 2026, then starting March 27, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 27, 2026.

March 25, 2026
Date Issued

Sandra Sabourin
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 of the Tenant expires on September 27, 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

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To March 24, 2026	\$50,557.80
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$2,400.00
Less the amount of the interest on the last month's rent deposit	-\$233.71
Less the amount of the key deposit	-\$400.00
Total amount owing to the Landlord	\$47,710.09
Plus daily compensation owing for each day of occupation starting March 25, 2026	\$78.90 (per day)