



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

File Number: LTB-L-003392-26

In the matter of: 38-340 Prospect Point Rd. N.
Ridgeway, ON L0S1N0

Between: Harsimran Singh Khushdil Landlord

And

Catherine Stasiuk Tenant

Harsimran Singh Khushdil (the 'Landlord') applied for an order to terminate the tenancy and evict Catherine Stasiuk (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on March 25, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

Parties agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on December 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$2,200.00. It was due on the 15th day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025, are \$2,957.28.

7. The Landlord collected a rent deposit of \$2,200.00 from the Tenant. This deposit was applied on November 15, 2025, to the rent for November 2025.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. Interest on the rent deposit, in the amount of \$29.99 is owing to the Tenant for the period from May 1, 2025, to November 15, 2025.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,113.29. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

March 30, 2026
Date Issued

Ken Audziss
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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing to Move Out Date, December 31, 2026	\$2,957.28
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$29.99
Total amount owing to the Landlord	\$3,113.29