



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

File Number: LTB-L-005305-26

In the matter of: 75 Hayrake street
Brampton ON L6Z0A2

Between: Gurmeet Singh Malhotra Landlord

And

Ramandeep Kaur Waraich Tenants
Gurjit Singh Rai
Beant Kaur Rai
Gurrattanjit Singh RAI

Gurmeet Singh Malhotra (the 'Landlord') applied for an order to terminate the tenancy and evict Ramandeep Kaur Waraich, Gurjit Singh Rai, Beant Kaur Rai and Gurrattanjit Singh RAI (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord, the Landlord's Legal Representative, George Berger, and the Tenant, Beant Kaur Rai, attended the hearing. The Tenant was assisted by a support person, Simrit Rai, and they had the opportunity to speak with Tenant Duty Counsel prior to the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
4. The rent arrears owing to March 31, 2026 are \$14,000.00.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord as of the hearing date is \$14,186.00.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
8. The Tenant submitted that they are in the process of selling property that they own in India and that they expect to receive funds from that sale in the near future. The Tenant further submitted that they did not expect that they would be able to pay their April 2026 rent on time, but that they would be able to make payments for ongoing rent and arrears as of April 15, 2026.
9. The Landlord indicated that they would be agreeable to a short payment plan, with a pay-on-time provision for the period of a year. The Landlord acknowledged that the rent due April 1, 2026 would not be paid on time and asked that it be worked into any ordered payment plan.
10. Given that this order will be issued on the day rent is due for April 2026, the total amount owing by the Tenants will be \$17,686.00.

It is ordered that:

1. The Tenants shall pay to the Landlord \$17,686.00 for:
 - a) Arrears of rent up to March 31, 2026 in the amount of \$14,000.00;
 - b) Rent due on April 1, 2026 in the amount of \$3,500.00; and
 - c) Application filing costs of \$186.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) April 15, 2026 - \$8,800.00; and
 - b) May 15, 2026 - \$8,886.00
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on May 1, 2026.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants,

apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 1, 2026
Date Issued

Curtis Smith
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.