



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004925-26

In the matter of: 370 TUDOR AVE
OAKVILLE ON L6K0G8

Between: Nesarthy Vamadevan Landlord

And

Sumita Singh
Abhinav Kumar Tenants

Nesarthy Vamadevan (the 'Landlord') applied for an order to terminate the tenancy and evict Sumita Singh and Abhinav Kumar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on March 24, 2026. The Landlord's legal representative Jassi Vamadevan and the Tenant Abhinav Kumar attended the hearing. Tenant Abhinav Kumar confirmed that he had authorization to act on behalf of Tenant Sumita Singh.

At the hearing, the parties engaged in mediation. 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.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$6,500.00. It is due on the 10th day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$213.70. This amount is calculated as follows: \$6,500.00 x 12, divided by 365 days.
4. The Tenants have paid \$8,500.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 9, 2026 are \$59,750.00.
6. The rent arrears owing to the Landlord are more than the LTB's monetary jurisdiction. Under subsection 207(1) of the Residential Tenancies Act, 2006 (the 'Act') the LTB may order payment up to \$50,000.00. Proceeding with this application at the LTB extinguishes any rights the Landlord may have to claim the full amount owing at the LTB or a court. The

Landlord was made aware of the LTB's monetary jurisdiction and chose to proceed with this application.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$6,500.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$793.39 is owing to the Tenants for the period from August 10, 2019 to March 24, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$59,936.00 if the payment is made on or before April 9, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$66,436.00 if the payment is made on or before May 9, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$72,936.00 if the payment is made on or before May 21, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after May 21, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before May 21, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$49,348.11. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. 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.
6. The Tenants shall also pay the Landlord compensation of \$213.70 per day for the use of the unit starting March 25, 2026 until the date the Tenants move out of the unit.

7. If the Tenants do not pay the Landlord the full amount owing on or before May 21, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 22, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 21, 2026, then starting May 22, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 22, 2026.
10. The Tenants shall pay to the Landlord \$40,000.00 on or before April 30, 2026, towards the arrears owing.
11. The Tenants shall pay the monthly rent due on or before the 10th day of the month for the period April 10, 2026 to May 10, 2026, or until the arrears are paid in full, whichever date is earliest.
12. If the Tenants fail to make any of the payments under paragraph 10 and 11 above in full, the amount shall become due and owing and the Landlord may collect the entire outstanding balance from the amount set out in paragraph 5 immediately.
13. If the Tenants fail to make any of the payments in accordance with paragraphs 10 and 11, and by the dates required, then:

The Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 5 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 10 or 11 of this order. This may result in the Board issuing an order that terminates the tenancy before May 21, 2026.

14. If the Tenants make the payment as indicated in paragraph 10 above, this payment may reduce the amount required to void the order as set out in paragraph 2 accordingly.

April 1, 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 expires on November 22, 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 to void the eviction order and continue the tenancy if the payment is made on or before April 9, 2026

Rent Owing To April 9, 2026	\$68,250.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,500.00
Total the Tenant must pay to continue the tenancy	\$59,936.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 9, 2026

Rent Owing To May 9, 2026	\$74,750.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,500.00
Total the Tenant must pay to continue the tenancy	\$66,436.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 21, 2026

Rent Owing To June 9, 2026	\$81,250.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,500.00
Total the Tenant must pay to continue the tenancy	\$72,936.00

D. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$64,955.50
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,500.00
Less the amount of the last month's rent deposit	- \$6,500.00
Less the amount of the interest on the last month's rent deposit	- \$793.39
Total amount owing to the Landlord	\$49,348.11
Plus daily compensation owing for each day of occupation starting March 25, 2026	\$213.70 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	