



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

File Number: LTB-L-005258-26

In the matter of: 3367 SIXTH LINE
OAKVILLE ON L6H0Y7

Between: VINAY PURI Landlords
ANURADHA ANURADHA

And

EHIZOKHALE ITUA AGBONENI Tenants
SARAH BURGER

VINAY PURI and ANURADHA ANURADHA (the 'Landlords') applied for an order to terminate the tenancy and evict EHIZOKHALE ITUA AGBONENI and SARAH BURGER (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlords also claimed compensation for each day the Tenants remain in the unit after the termination date.

The Landlords also claimed charges related to NSF cheques.

The application was heard by videoconference on March 24, 2026. The Landlord Vinay Puri and the Tenants attended the hearing.

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, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on April 30, 2026.
2. The lawful rent is \$3,300.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$108.49. This amount is calculated as follows: \$3,300.00 x 12, divided by 365 days.
4. The Tenants have paid \$8,900.00 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026 are \$3,300.00.

6. The Landlords are entitled to \$80.00 to reimburse the Landlords for administration charges the Landlords incurred as a result of 2 cheques given by or on behalf of the Tenants which were returned NSF.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$3,300.00 from the Tenants and this deposit is still being held by the Landlords.
9. The parties agree that the rent deposit will be applied to the April 2026 rental period.
10. Interest on the rent deposit, in the amount of \$33.23 is owing to the Tenants for the period from October 1, 2025 to March 24, 2026.
11. The Landlords collected a key deposit of \$300.00 from the Tenants. This deposit is still being held by the Landlords. The key deposit is refunded to the Tenants by applying it to the arrears of rent because the tenancy is terminated.
12. Commencing April 1, 2026, the Tenants agree to allow the Landlords entry into the unit for the purposes of showing the rental unit to prospective tenants, provided 24-hour written notice of entry is given to the Tenants.
13. The parties agree that the Landlord will not show the unit to prospective tenants on Easter Sunday, April 5, 2026.
14. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenants do 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 Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$108.49 per day for the use of the unit starting May 1, 2026, until the date the Tenants move out of the unit.
5. The Tenants shall pay to the Landlords \$3,232.77. This amount includes rent arrears owing up to March 31, 2026, the cost of filing the application, and unpaid NSF charges. The amount of the interest the Landlords owe on the rent deposit and the key deposit are deducted from the amount owing by the Tenants.

6. The Tenants shall pay to the Landlords the amount set out in paragraph 5 in accordance with the following schedule:
- Payment of \$1,188.66 on or before April 10, 2026; and
 - Payment of \$1,188.66 on or before April 20, 2026; and
 - A final payment of \$855.43 on or before April 30, 2026.
7. If the Tenants do not make any of the required payments as set out in paragraph 6 in full and by the applicable deadlines, the Tenants will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlords have the right to collect the balance outstanding under this Order.

April 2, 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 November 1, 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.