



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

File Number: LTB-L-001519-26

In the matter of: 454 GRENKE PL
MILTON ON L9T7T6

Between: Tej Praveen Kumar Mujje
Hasitha Ratnakaram Gunraju Landlords

And

Bradley G. Lynch
Debra-Lynn Tostik Tenants

Tej Praveen Kumar Mujje and Hasitha Ratnakaram Gunraju (the 'Landlords') applied for an order to terminate the tenancy and evict Bradley G. Lynch and Debra-Lynn Tostik (the 'Tenants') because:

- the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on March 24, 2026.

The Landlords, the Landlords' legal representative Berkan Altun, and the Tenant Bradley G. Lynch (on behalf of both Tenants) attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties present at the hearing understood the terms of this order and gave full and informed consent.

Determinations:

1. The parties agree that the Landlords provided the Tenants \$3,000.00 in compensation via cheque on December 12, 2025.
2. The parties agree that there is no last month's rent deposit being held by the Landlord.
3. The parties agree that the Tenants have provided the Landlord with post-dated cheques for the rent that will become payable on April 1, 2026, and May 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Landlord shall provide an additional \$9,000.00 in compensation to the Tenant in accordance with the following schedule:
 - a. \$3,000.00 shall be paid to the Tenants by e-transfer within 24 hours of the parties receiving a copy of this order.
 - b. The remaining \$6,000.00 shall be paid to the Tenants when the Tenants return the keys to the rental unit to the Landlords at the end of the tenancy.
5. The Tenants shall ensure, upon vacating the rental unit, that the rental unit is clean, in broom-swept condition, and is free from personal items and garbage.
6. The Tenants shall pay the rent that becomes payable on April 1, 2026; May 1, 2026; and June 1, 2026.
7. If the Tenants do not make any of the rent payments described in paragraph 6, the Landlord is entitled to deduct any unpaid rent from the remaining compensation agreed to in paragraph 4, above.
8. This order fully and finally resolves the Landlord's application.

April 1, 2026
Date Issued

Jeremy Henderson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027 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.