



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

File Number: LTB-L-018043-26

In the matter of: 92 Emily Street
Belleville ON K8N2R2

Between: Moses Prashad Landlords
Joyce Prashad

And

Curtis Loft Tenants
Korrine Loft

Moses Prashad and Joyce Prashad (the 'Landlords') applied for an order to terminate the tenancy and evict Curtis Loft and Korrine Loft (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

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

The Landlord Moses Prashad and the Tenants Curtis Loft and Korrine Loft attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants was still in possession of the rental unit.
2. The lawful rent is \$1,850.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$60.82. This amount is calculated as follows: \$1,850.00 x 12, divided by 365 days.
4. The Tenants have paid \$500.00 to the Landlords since the application was filed.
5. The rent arrears owing to March 31, 2026 are \$5,600.00.
6. The Landlords collected a rent deposit of \$1,850.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit will be used to satisfy the rent for the month of April 2026, which is the last month of the tenancy.

7. Interest on the rent deposit, in the amount of \$61.47 is owing to the Tenants for the period from November 2, 2024 to March 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before April 30, 2026.
2. The Tenants shall pay to the Landlords \$5,538.53. This amount includes rent arrears owing up to March 31, 2026. The interest the Landlords owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall pay to the Landlords the amount set out in paragraph 2 in accordance with the following schedule:

a) \$500.00 on or before April 18, 2026	d) \$800 on or before June 30, 2026
b) \$2000.00 on or before April 30, 2026	e) \$800.00 on or before July 31, 2026
c) \$800.00 on or before May 31, 2026	f) \$683.53 on or before August 31, 2026
4. The Landlords shall apply the rent deposit for the month of April 2026, which is the last month of the tenancy.
5. The Tenants shall also pay the Landlords compensation of \$60.82 per day for the use of the unit starting May 1, 2026 until the date the Tenants moves out of the unit.
6. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after May 1, 2026.

April 7, 2026
Date Issued

Sarah Harriman
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 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Hearing Date	\$5,600.00
Less the amount of the interest on the last month's rent deposit	- \$61.47
Total amount owing to the Landlords	\$5,538.53