



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

File Number: LTB-L-003052-26

In the matter of: 1907, 1 CEDARWOODS CRES
KITCHENER ON N2C2L8

Between: B.P.M. (Mill St.) Developments Limited c/o Landlord
Realstar Corp.

And

Rinkalben Patel Tenants
Pratik Patel

B.P.M. (Mill St.) Developments Limited c/o Realstar Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Rinkalben Patel and Pratik Patel (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 30, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Martin Zarnett, the Landlord's Agent, Connie Perkins, and the Tenants were present.

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.

The parties agreed to the following:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date 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 \$1,832.50. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.25. This amount is calculated as follows: \$1,832.50 x 12, divided by 365 days.

5. The rent arrears owing to March 31, 2026 are \$2,497.58.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,675.00 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.
8. Interest on the rent deposit, in the amount of \$8.58 is owing to the Tenants for the period from January 1, 2026 to March 30, 2026.
9. The Tenants vacated the rental unit on March 30, 2026.
10. The Landlord is entitled to and is in possession of the rental unit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 30, 2026, the date the Tenants gave vacant possession of the unit to the Landlord.
2. The Tenants shall pay \$1,000.00 to the Landlord for arrears of rent up to March 30, 2026 (\$2,497.58) and costs (\$186.00) minus the rent deposit (\$1,675.00) and interest owing on the rent deposit (\$8.58).
3. If the Tenants do not pay the Landlord the full amount owing on or before April 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.
4. This is a full and final settlement of all matters related to the tenancy. The terms contained in this order resolve all issues between the parties to date. Neither party will commence any action against one another in relation to the tenancy under the Residential Tenancies Act.

April 8, 2026
Date Issued

Christine Leitch
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.