



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

File Number: LTB-L-104550-25

In the matter of: 8 DUKE RD
BRAMPTON ON L6T3K1

Between: Sukhraj Singh Ghuman Landlord

And

Andrew Salabie Tenants
Ilesha Michell-Smith

Sukhraj Singh Ghuman (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Salabie and Ilesha Michell-Smith (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 18, 2026.

The Landlord, the Landlord's representative, Christopher Williams and the Tenants attended the hearing.

Determinations:

1. The parties came before me and requested to resolve the application with the following terms on consent.
2. The Parties agree that the Tenants shall provide proof of payment of the invoices for the roof repair, insulation and eavestrough via bank statements on or before February 22, 2026.

On consent, it is ordered that:

1. The parties agree that the outstanding arrears and costs owed up to March 14, 2026, is \$19,986.00.
2. The total amount the Landlord owes the Tenants is \$23,890.18, this amount represents the repair costs of the roof and eavestrough that the Tenants completed on the residential complex. The parties agree that the total amount shall be credited to the Tenants in accordance with the following schedule:

- I. The Landlord shall credit \$19,986.00 which represents the balance of the arrears and costs up to March 14, 2026.
 - II. The Landlord shall credit \$3,300.00 towards the lawful monthly rent for March 15, 2026.
 - III. The Landlord shall pay \$604.18 to the Tenants, on or before March 31, 2026, via e-transfer.
3. This agreement resolves all issues arising out of the tenancy to the date of the hearing.

April 2, 2026
Date Issued

Joshua Labbe
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.