



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104604-25

In the matter of: Basement, 2280 MOUNTAINSIDE DR
BURLINGTON ON L7P1B7

Between: Gurnek Bhullar Landlord
Ramjit Bhullar

And

Elysia Jones Tenant

Gurnek Bhullar and Ramjit Bhullar (the 'Landlord') applied for an order to terminate the tenancy and evict Elysia Jones (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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

This application was to be heard by videoconference on March 25, 2026. The Landlords' representative, Chris Howatt, the Landlords, Gurnek Bhullar, and Ramjit Bhullar, the Tenant, Elysia Jones, and the Tenant's support person, Nic Regan, attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$62.47. This amount is calculated as follows: \$1,900.00 x 12, divided by 365 days.

3. The Landlord collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$40.56 is owing to the Tenant for the period from March 20, 2025, to March 25, 2026.
4. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. On condition that the Tenant vacates the rental unit no later than May 31, 2026, the Landlords shall pay to the Tenant \$2,000.00.
3. If the Landlord fails to make the payment in accordance with paragraph 2 of this order in full and on time, the outstanding balance shall become immediately due and payable to the Tenant, together with simple interest, calculated from the day after default, at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 June 1, 2026.
6. The Tenant shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

April 7, 2026
Date Issued

John Russett
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 December 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.