



Order under Section 69 Residential Tenancies Act, 2006

Citation: GILANI v SAUNDERS, 2026 ONLTB 28200

Date: 2026-04-13

File Number: LTB-L-006212-26

In the matter of: 12 LAKE TRAIL WAY
WHITBY ON L1M0M3

Between: TAHIR GILANI Landlord

And

KRISTINA SAUNDERS Tenant

TAHIR GILANI (the 'Landlord') applied for an order to terminate the tenancy and evict KRISTINA SAUNDERS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 30, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 16, 2026. Both parties provided me with a fully executed N11 Agreement to Terminate the tenancy which was dated March 16, 2026. Further I was provided with a signed document, dated March 16, 2026, titled Agreement of Settlement setting out the terms of the Tenant vacating the rental unit.
4. The Tenant stated this L1 application and her own application were to be dismissed as set out on the Agreement. Further, the Tenant confirmed that she received a bank draft of \$8,000.00 from the Landlord which formed part of the settlement.
5. The Landlord stated that he was forced to sign this agreement and that he was here today seeking almost \$10,000.00 in outstanding rent from the Tenant. The Landlord stated that the Tenant held the rental unit hostage and that if he did not sign the documents, the

Tenant would not leave. The Landlord confirmed that he provided an \$8,000.00 bank draft to the Tenant.

6. I am satisfied that the N11 Agreement to Terminate dated March 16, 2026 and the Agreement of Settlement dated March 16, 2026, which are signed by both parties, resolve this L1 application.
7. As such, the L1 application will be dismissed.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 16, 2026, the date the Tenant moved out of the rental unit.
2. The Landlord's application is dismissed.

April 13, 2026
Date Issued

Carrie Bertrand
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.