



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

File Number: LTB-L-023010-26

In the matter of: 2502, 28 FREELAND ST
TORONTO ON M5E0E3

Between: 2369440 Ontario Inc. Landlord

And

Ashni Johal Tenants
Kirubel M. Bediya

2369440 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashni Johal and Kirubel M. Bediya (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

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

The application was heard by videoconference on March 24, 2026. The Landlord's agent, Qing Feng Cui and Sophie Jiang, the Landlord's legal representative, Joyce Ng, the Tenant, Ashni Johal and the Tenant's support, Paul McKinlay Verge attended the hearing. The Tenant, Ashni Johal provided evidence that she was authorized by the other Tenant, Kirubel M. Bediya to represent him this matter.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

During mediation, the parties resolved this application together with the Landlord's L1 Application in LTB file LTB-L-004314-26. A separate order will be issued for order LTB-L-004314-26.

Agreed Facts:

1. As of the hearing date, the Tenants are still in possession of the rental unit.
2. The lawful monthly rent is \$3,800.00. It is due on the 13th day of each month.
3. Based on the lawful monthly rent, the daily rent/compensation is \$124.93. This amount is calculated as follows: \$3,800.00 x 12 months, divided by 365 days.

4. The Tenants paid to the Landlord all the rent for the period ending April 12, 2026.
5. The Landlord collected a rent deposit in the amount of \$3,800.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will apply as rent for the period from April 13, 2026 to May 12, 2026.
6. Interest on the rent deposit in the amount of \$175.08 is owing to the Tenants for the period from May 24, 2024 to April 12, 2026. This amount will be paid to be Tenants on or before June 12, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on June 12, 2026. The Tenants must move out of the rental unit on or before June 12, 2026.
2. If the unit is not vacated on or before June 12, 2026, then starting June 13, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 13, 2026.
4. The Landlord shall apply the last month rent deposit as rent for the period starting from April 13, 2026 to May 12, 2026.
5. The Tenants shall pay the Landlord compensation of \$124.93 per day for the use of the unit starting May 13, 2026 until the date the Tenants move out of the unit.
6. If the Tenants fail to make the payment in accordance with paragraph 5 of this order, the Tenants will start to owe interest. This will be simple interest calculated from the default date at 4.00% annually on the balance outstanding.
7. On or before June 12, 2026, the Landlord shall pay to the Tenants \$175.08 which represents interest on the last month rent deposit for the period from May 24, 2024 to April 12, 2026.
8. If the Landlord fails to make the payment in accordance with paragraph 7 of this order, the Landlord will start to owe interest. This will be simple interest calculated June 13, 2026 at 4.00% annually on the balance outstanding.
9. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

April 10, 2026
Date Issued

Floredana Ungureanu
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 13, 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.