



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

File Number: LTB-L-004864-26

In the matter of: 310 SCOTT BLVD
MILTON ON L9T 6Z9

Between: Rakesh Garg Landlord
Maya Garg
Manav Gobind Lakhiani

And

David Morrow Tenant
Sarah Morrow

Rakesh Garg, Maya Garg and Manav Gobind Lakhiani (the 'Landlord') applied for an order to terminate the tenancy and evict David Morrow and Sarah Morrow (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on April 2, 2026.

The Landlord's Representative, Reginald Bent, the Landlords, Rakesh Garg, Maya Garg and Manav Gobind Lakhiani, and the Tenants, David Morrow and Sarah Morrow attended the hearing. The Tenants met with Tenant Duty Counsel prior to the mediation.

The parties agreed to participate in mediation. 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 the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to final termination of tenancy for March 31, 2027.

2. The Landlord has compensated the Tenant an amount equal to one month's rent prior to the mediation, June 16, 2025.
3. Based on the monthly rent, the daily compensation is \$70.20. This amount is calculated as follows: $\$2,135.34 \times 12$, divided by 365 days.
4. There is no last month's rent deposit.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2027.
2. If the unit is not vacated on or before March 31, 2027, then starting April 1, 2027, 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 April 1, 2027.
4. The Tenant shall also pay the Landlord compensation of \$70.20 per day for the use of the unit starting April 3, 2026, until the date the Tenant moves out of the unit.

April 14, 2026
Date Issued

Tanya Speedie
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 October 1, 2027 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.