



**Order under Section 69 and subsection 30
Residential Tenancies Act, 2006**

File Number: LTB-L-008307-26

LTB-T-024203-26

In the matter of: 85 GAULEY DR
FERGUS ON N1M0K2

Between: GURMUKH SINGH PADDA Landlord

And

TIFFANY AMBER NEEB Tenants
DAVID THOMAS LEE

LTB-L-008307-26

GURMUKH SINGH PADDA (the 'Landlord') applied for an order to terminate the tenancy and evict TIFFANY AMBER NEEB and DAVID THOMAS LEE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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The Tenants applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards and for an order determining that the Landlord substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

The L1 application was scheduled to be heard by video conference on April 2, 2026. Before the start of the hearing, the Landlord's Representative, Samila Waslat, the Landlord's agent, Jagraj Sekhon, the Tenants and the Tenants' support person, Julia Wilson advised that the parties had reached an agreement. The Tenants met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The Tenants' application, file number LTB-T024203-26 is hereby resolved by this Order.
- b) The tenancy is terminated effective April 30, 2026. This termination is final and non-voidable.
- c) The lawful monthly rent for the rental unit is \$2,650.00, payable on the first day of each month.
- d) As of April 30, 2026, rent arrears and costs total \$21,533.33. The Landlord waives payment of the full amount of these rent arrears and costs.
- e) The Landlord collected a rent deposit in the amount of \$2,650.00 and a security deposit in the amount of \$1,000.00, both of which remain in the Landlord's possession. The Tenants waive the rent deposit, the security deposit, and any interest accrued on the rent deposit.
- f) The Tenants shall vacate the rental unit and leave it in a broom-swept condition.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. **The Tenants must vacate the unit on or before April 30, 2026.**
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 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 May 1, 2026.

April 16, 2026
Date Issued

Sarah Visnovec
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 expires on November 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.