



**Order under Section 100 / 101
Residential Tenancies Act, 2006**

File Number: LTB-L-099802-25

In the matter of: TH65, 65 Cooperage Lane
Ajax Ontario L1S0E8

Between: Anil Kumar Gopalkrishna
Del Condominium Rentals Landlords

And

Daniel Pelegrin
Maria Tubongbanua Tenants

And

Besmullah Elkhani
Qaes Elkhani Unauthorized Occupants

Anil Kumar Gopalkrishna and Del Condominium Rentals (the 'Landlords') applied for an order to terminate the tenancy of Daniel Pelegrin and Maria Tubongbanua (the 'Tenants') and evict Besmullah Elkhani and Qaes Elkhani (the 'Unauthorized Occupants') because the Tenants transferred occupancy of the rental unit to the Unauthorized Occupants without the Landlords' consent. The Landlords also applied for compensation by the Unauthorized Occupants for the use of the rental unit.

Anil Kumar Gopalkrishna and Del Condominium Rentals (the 'Landlords') applied for an order to evict (the 'SubTenants') because the subtenancy ended and the SubTenants continue to occupy the rental unit.

This application was heard by videoconference on April 9, 2026.

The Landlords' legal representative, Elizabeth Chea, the Landlords, and Wajid Gillani as agent for the Tenant, Daniel Pelegrin attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated on June 2, 2026.
2. The Tenants and all Occupants must move out of the rental unit on or before June 2, 2026.

3. The Landlords shall pay the Tenants the sum of \$5,646.93, in guaranteed funds, representing compensation equivalent to three (3) months' rent, upon the Tenants and all occupants vacating the rental unit and returning possession of the keys to the Landlords.
4. The last month's rent deposit being held by the Landlords shall be applied to the May 2026 rent.
5. Should the Tenants and all Occupants fail to vacate the rental unit, the Tenants shall forgo the compensation set out in paragraph 3 of this Order.
6. The Tenants shall pay the Landlords compensation of \$61.88 per day for the use of the unit starting June 3, 2026, until the date the Tenants move out of the unit.
7. The Landlords waive the filing fee associated with this application.
8. If the unit is not vacated on or before June 2, 2026, then starting June 3, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 3, 2026.
10. This Order resolves all issues in the tenancy to the date of this hearing.

April 20, 2026
Date Issued

Christina Philp

Member, 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 December 3, 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.