



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096764-25

In the matter of: UPPER UNIT, 6 THE BIRCHES PL
LONDON ON N5Z4G2

Between: Gagandeep Singh Randhawa Landlord

And

Karen Dianne Doxtator
Jeremy William Mckinnon

Tenant

Gagandeep Singh Randhawa (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Dianne Doxtator and Jeremy William Mckinnon (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; and (L2 application)
- the Tenant did not pay the rent that the Tenant owes (L1 application).

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on March 25, 2026. The Landlord's legal representative, Arshdeep Kaur and the Tenant, Jeremy William Mckinnon attended the hearing and participated in mediation. Jeremy William Mckinnon had authorization to consent on behalf of all parties.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The parties agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenant shall reimburse the Landlord those costs.
2. The parties also agree to amend the application to remove the names of the minor Tenants.
3. The parties agree that pursuant to the Landlord's L1 application for arrears of rent, as of the date of the hearing the Tenant has paid up all arrears owing up to March 31, 2026.

4. The parties also agree that for all future utility bills, the Landlord will provide the Tenant with a copy of said bill on a monthly basis or as soon as reasonably practicable after receipt of it from the utility's provider.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay the Landlord \$1,733.22 for outstanding utilities owing for the period April 15, 2025 to March 16, 2026.
3. The Tenant shall pay the Landlord the amount listed in paragraph 2 in accordance with the following schedule:
 - \$433.31 on or before April 16, 2026;
 - \$433.31 on or before May 22, 2026;
 - \$433.31 on or before June 12, 2026; and
 - \$433.31 on or before July 10, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2026 at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Britney Sooknanan
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.