



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

**File Number:** LTB-L-048348-25

**In the matter of:** 9 CAROLINE ST  
WELLAND ON L3B0J8

**Between:** Sarabjit Kaur Chahal Landlord

**And**

Natasha Hills Tenant

Sarabjit Kaur Chahal (the 'Landlord') applied for an order to terminate the tenancy and evict Natasha Hills (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application).

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

This application was mediated by videoconference on March 4, 2026. Paralegal, Deanna Seguin, attended on behalf of the Landlord. The Tenant attended, after speaking to Duty Counsel. The parties reached settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

**Preliminary Matters:**

**During mediation, the parties agreed to correct the spelling of the Tenants name: Natasha HILLS.**

**General Information and agreed facts:**

1. The Landlord served the Tenant with a Notice of Termination (Form N4) for non-payment of rent.
2. The current monthly rent is \$2,600.00. Per Diem: \$85.48
3. The parties agree to terminate the tenancy effective March 31, 2026 with enforcement provisions effective April 1, 2026.

4. The parties agree the Tenant owes rent arrears of \$30,601.00 for the period ending March 31, 2026 plus \$186.00 for the Landlord filing costs less \$2,600.00 for the Last Month's Rent deposit, totalling \$28,187.00.
5. The parties agree the Tenant will be ordered to pay the Landlord \$28,187.00 by March 31, 2026 with interest provisions commencing April 1, 2026.
6. The Tenant agrees on or before March 31, 2026, to: (1) voluntarily move out of the unit (2) leave the unit in a reasonable condition (3) remove all the personal belongings, including the garbage and (4) return the unit keys to the Landlord.
7. If the Tenant has not vacated the unit by March 31, 2026, the Tenant will be required to pay \$85.48 per diem commencing April 1, 2026.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated, effective March 31, 2026. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.
4. The Tenant shall pay the Landlord compensation of \$85.48 per day for the use of the unit starting April 1, 2026 to the date the Tenant moves out of the unit.
5. The Tenant shall pay the Landlord \$28,187.00 on or before March 31, 2026 comprised of rent arrears to March 31, 2026 (\$30,601.00) plus the Landlord's filing costs (\$186.00) less the Last Month's Rent deposit (\$2,600.00).
6. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding

**March 18, 2026**

**Original Date Issued**

\_\_\_\_\_  
Shawn Hayman

Hearings Officer, Landlord and Tenant Board

**April 17, 2026**

**Amended Date Issued**

\_\_\_\_\_  
Shawn Hayman

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, 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.