



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007200-26

In the matter of: 2706, 8 NAHANI WAY
Mississauga ON L4Z0C6

Between: Mohit Arora Landlord

And

Michelle Gordon Tenant

Mohit Arora (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Gordon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 14, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord, the Landlord's representative, Rizna Rishafy, and the Tenant were present. The Tenant did not meet with Duty Counsel prior to the hearing.

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:

1. The tenancy is terminated in a final way and without voiding provisions. The Tenant will have until June 30, 2026 to vacate the rental unit.
2. The lawful rent is \$3,000.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.
4. The Tenant has paid \$2,000.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$19,000.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,775.00 from the Tenant and this deposit is still being held by the Landlord.

8. Interest on the rent deposit, in the amount of \$280.06 is owing to the Tenant for the period from August 16, 2021 to April 14, 2026.
9. The rent deposit and interest owing on the rent deposit are applied to the arrears of rent because the tenancy is terminated.
10. The Tenant agrees to pay the Landlord the full amount owing as follows: \$1,500.00 on or before April 20, 2026, \$1,500.00 on or before May 20, 2026, \$1,500.00 on or before June 20, 2026, \$2,000.00 on or before the 20th day of each month for the period starting July 20, 2026 until the remaining balance owing is paid in full.
11. Should the Tenant fail to make the first three (3) agreed upon payments, the Landlord may, without notice to the Tenant, apply to the Landlord and Tenant Board (the 'LTB') within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant earlier than June 30, 2026.

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 June 30, 2026.
2. The Tenant shall pay to the Landlord \$14,511.76. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay to the Landlord compensation of \$98.63 per day for the use of the unit starting April 15, 2026 until the date the Tenant moves out of the unit.
4. The Tenant shall pay to the Landlord the full amount owing as set out in paragraphs 2 and 3 of this order as follows:
 - a) \$1,500.00 on or before April 20, 2026;
 - b) \$1,500.00 on or before May 20, 2026;
 - c) \$1,500.00 on or before June 20, 2026;
 - d) \$2,000.00 on or before the 20th day of each month for the period starting July 20, 2026 until the remaining balance owing as set out in paragraphs 2 and 3 of this order is paid in full.
5. If the Tenant fails to make any one of the payments required by paragraphs 4(a), 4(b), or 4(c) of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant earlier than June 30, 2026.
6. Furthermore, if the Tenant fails to make any one of the payments required by paragraph 4 of this order, the full amount owing as set out in paragraphs 2 and 3 of this order, less any payments made, shall become immediately due and owing. The outstanding balance shall accrue simple interest at the rate of 4.00% per annum, calculated from the day following the date of default.

7. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 July 1, 2026.

April 17, 2026

Date Issued

Nancy Fahlgren

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 January 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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenant must pay the Landlord

Rent Owing To Hearing Date	\$19,380.82
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Less the amount of the last month's rent deposit	- \$2,775.00
Less the amount of the interest on the last month's rent deposit	- \$280.06
Total amount owing to the Landlord	\$14,511.76
Plus daily compensation owing for each day of occupation starting April 15, 2026	\$98.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	