



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012458-26 & LTB-T-031254-26

In the matter of: 3501 MCCARTHY DR
NEW LOWELL ON L0M1N0

Between: Raghav Arora Landlord

And

Adam Parks Tenant
Janeke Van Leggelo

Raghav Arora (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Parks and Janeke Van Leggelo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant has been persistently late in paying the monthly rent.

The Tenant applied for an order determining that the Landlord harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Tenant also 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

These applications were heard by videoconference on April 15, 2026.

Yuvraj Bhullar appeared as the Landlord's legal representative. Suresh Arora appeared as an agent for the Landlord. Adam Parks attended the hearing on behalf of both Tenants and was self-represented.

Through mediation, the parties consented to the following order in resolution of all issues between them to the current date. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy shall terminate effective May 31, 2026.
2. The last month's rent deposit shall be applied to rent for May 2026.

3. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 1, 2026.
5. The Tenant shall pay to the Landlord \$18,186.00 for arrears of rent up to the termination date of the tenancy and costs.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 on or before June 1, 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.
8. If the Tenant gives the Landlord vacant occupancy of the rental unit no later than the May 31, 2026 termination date, the Landlord shall fully waive the \$18,186.00 owed by the Tenant as in paragraph 5 of this order.

April 21, 2026
Date Issued

Andrew Rowell
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.