



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

File Number: LTB-L-000170-26

In the matter of: 45 CLOVER BLOOM RD
BRAMPTON ON L6R1S2

Between: RAJINDER SINGH DHALIWAL Landlord
PARAMJIT KAUR DHALIWAL

And

AMANDA N DEFREITAS Tenant
RICHARD HARVEY CAMPBELL

RAJINDER SINGH DHALIWAL and PARAMJIT KAUR DHALIWAL (the 'Landlord') applied for an order to terminate the tenancy and evict AMANDA N DEFREITAS and RICHARD HARVEY CAMPBELL (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe and the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was to be heard by videoconference on April 9, 2026. The Landlord's representative, Shalini Puri, and the Tenants AMANDA N DEFREITAS and RICHARD HARVEY CAMPBELL attended the hearing. The Tenants did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,587.00. It is due on the 1st day of each month.
3. The parties requested a non-voidable eviction order with an eviction date of June 30, 2026.
4. Based on the Monthly rent, the daily rent/compensation is \$117.93. This amount is calculated as follows: \$3,587.00 x 12, divided by 365 days.

5. The Tenants have paid \$5,800.00 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$13,385.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$3,587.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy.
9. Interest on the rent deposit, in the amount of \$256.53 is owing to the Tenants for the period from April 1, 2023 to April 9, 2026.
10. The Tenants owe \$2,947.68 in utilities.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. The rent deposit shall be applied to the last month of the tenancy for the period of June 1 – 30, 2026. If the tenancy terminates earlier than June 30, 2026, the deposit and interest shall be applied to the rental arrears.
3. The Tenants shall pay to Landlord \$13,571.00 for arrears of rent to April 30, 2026, which includes the application filing fee of \$186.00 on or before June 30, 2026.
4. The Tenants shall pay Mays rent of \$3,587.00 on or before May 1, 2026
5. If the Tenants fail to make payment in accordance with paragraph 4 of this order above, then the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears of rent, NSF fees and related charges that became owing after April 30, 2026. This may result in the Board issuing an order that terminates the tenancy before June 30, 2026.
6. 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.
7. 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.
8. The Tenants shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting July 1, 2026, to the date the Tenant moves out of the unit.
9. If the Tenants complies with paragraph 5 of this order and does not pay the Landlords the full amount owing in paragraph 3 of this order above, the Tenants will start to owe interest.

This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

April 17, 2026
Date Issued

John Russett
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