



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

File Number: LTB-L-012902-26

In the matter of: 25, 2551 SIXTH LINE,
OAKVILLE, ON L6H0H7

Between: Sebastian Francis Landlords
Shailja Chadra

And

Praveen Vanam Tenant

Sebastian Francis and Shailja Chadra (the 'Landlords') applied for an order to terminate the tenancy and evict Praveen Vanam (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 9, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Shailja Chadra (representing both Landlords), the Landlords' Representative, Daniel Coulson, and the Tenant, Praveen Vanam, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
4. The Landlords agrees to waive \$186.00 which is the cost for filing the application.

5. The Landlords collected a rent deposit of \$2,500.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit will be applied to the July 2026's rent.
6. Interest on the rent deposit, in the amount of \$47.47 is owing to the Tenant for the period from May 15, 2025, to April 9, 2026.
7. The interest on the rent deposit in the amount \$47.47 will be applied as credit to the May 2026's rent. The Tenant will be required to pay the outstanding balance for May's rent in the amount of \$2,452.53 on or before May 1, 2026.
8. The Tenant will also be required to pay June 2026's rent on time and in full on or before June 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated as of August 1, 2026.
2. If the unit is not vacated on or before August 1, 2026, then starting August 2, 2026, the Landlords 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 Landlords on or after August 2, 2026.
4. The Tenant shall also pay the Landlords compensation of \$82.19 per day for the use of the unit starting August 2, 2026, to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlords the full amount owing Paragraph 4, the Tenant will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

April 20, 2026
Date Issued

Rachael Kukoyi
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 February 2, 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.