



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-006888-26
LTB-T-001935-26

In the matter of: 125 WHITE OAKS AVE
Quinte West ON K0K1H0

Between: Fawad Nasir Landlord

And

Kunuthini kumaraswamy Tenants
Lavan Poologasingham

Fawad Nasir (the 'Landlord') applied for an order to terminate the tenancy and evict Kunuthini kumaraswamy and Lavan Poologasingham (the 'Tenants') because the Tenants do not pay the rent that the Tenants owe. (L1 Application).

Lavan Poologasingham and Kumuthini Kumaraswamy (the 'Tenants') applied for an order determining that Fawad Nasir (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened, or interfered with the Tenant. (T2 Application)

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 14, 2026.

The Landlord and the Tenants attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the Landlord's L1 Application and Tenants T2 application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$3,400.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$111.78. This amount is calculated as follows: \$3,400.00 x 12, divided by 365 days.

3. In settlement of the Tenants application, the Landlord waives a portion of the rent arrears owing to February 28, 2026. Therefore, the rent arrears owing to February 28, 2026, are 15,000.00.
4. The Landlord waives the \$186.00 application filing fee.
5. The Tenants waive the \$48.00 application filing fee.
6. The Landlord collected a rent deposit of \$6,800.00 from the Tenants, and this deposit is still being held by the Landlord. The rent deposit is applied to the rental period of March 1, 2026, to April 30, 2026.
7. The Tenants waive the interest on the rent deposit of \$282.68 owing to the Tenants for the period from July 1, 2024, to April 14, 2026.
8. The Parties agree to maintain the peace and refrain from making any negative comments or statements against the other Party.

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 April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.
4. The Tenants shall pay the Landlord \$15,000.00, which represents arrears of rent owing to February 28, 2026.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$1,000.00 on or before April 30, 2026,
 - \$2,500.00 on or before the 15th day of each month commencing May 15, 2026, and for the next 5 months up to and including September 15, 2026, and
 - \$1,500.00 on or before October 15, 2026.
6. If the Landlord does not pay the Tenants the amount in accordance with paragraph 4 of this order, then on the day following the date of default, the full balance owing under 5 becomes immediately due and payable, and the Landlord will start to owe interest. This will be simple interest at 4.00% annually on the balance outstanding.

April 30, 2026
Date Issued

Eno Ubia
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 November 12, 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.