



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

S.F.

File Number: LTB-L-102927-25-AM

In the matter of: 2459, 2459 TOURANGEAU RD
WINDSOR ON N8W4N8

Between: Archana Selvakumaran Landlord

And

Barbara Oeung Tenant

Archana Selvakumaran (the 'Landlord') applied for an order to terminate the tenancy and evict Barbara Oeung (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

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

This application was heard by videoconference on February 17, 2026.

The Landlords representative Ms. Jarvis and the Tenant attended the hearing.

This order has been amended to correct clerical error(s) contained in the document. The amendments) have been bolded and underlined for your ease of reference. I have deleted the attached schedule.

On consent it is ordered that:

1. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 1, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application, in the amount of **\$10,586.00** **The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant, in the amount of \$2,641.60.**
3. **On or before March 1, 2026, the Tenant must pay to the Landlord \$7,944.40. This amount represents outstanding arrears and costs to February 28, 2026, less the last month rent deposit and interest thereon.**

4. The Tenant shall also pay the Landlord compensation of \$85.47 per day for the use of the unit starting March 1, 2026, to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before March 1, 2026, then starting March 2, 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 March 2, 2026.

February 19, 2026

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

April 21, 2026

Date Amended

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 September 1, 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.

