



Order under Sections 69 and 89 Residential Tenancies Act, 2006

File Number: LTB-L-071994-24_LTB-L-076671-25

In the matter of: Unit 5, 492 Grey Street
Brantford ON N3S7S6

Between: Gurdeep Sangha Landlord

And

John Gill Tenants
Bev (Beverley) Gill

Gurdeep Sangha (the 'Landlord') applied for an order to terminate the tenancy and evict John Gill and Bev (Beverley) Gill (the 'Tenants') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on April 21, 2026.

The following people attended the hearing:

- The Landlord;
- The Landlord's legal representative, Kelly Hawkes;
- The first-named Tenant;
- The first-named Tenant's legal representative, Brittany DiTani;
- The first-named Tenant's agent, Shanika Gordon; and
- The second-named Tenant's legal representative, Jessica Cusworth.

Agreed Facts:

1. The parties before the Board agree that the Landlord filed a second application bearing Board file number LTB-L-076671-25. This application has not yet been scheduled for a hearing.
2. The parties before the Board agree that the first-named Tenant, 'JG', ceased being a Tenant on April 18, 2026.
3. The parties before the Board agree that the second-named Tenant, 'BG', remains in possession of the rental unit.
4. The parties before the Board agree that the Landlord is not holding a last month's rent deposit. The parties agree that rent will be due for May and June in full and on time.
5. The parties before the Board agree that JG will remove the stove, washer and dryer from the rental unit on or before June 30, 2026.
6. The parties before the Board agree that BG will remove any and all personal items and garbage from the rental unit on or before June 30, 2026.
7. The parties before the Board agree that, if any items are left behind, the Tenant responsible for those items will reimburse the Landlord for any costs to remove those items.

On consent of the parties, it is ordered 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. 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.
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 July 1, 2026.
4. The parties agree that the Tenants shall pay to the Landlord \$6,936.00 for the section 89 damage claim and the costs of filing the application.
5. The Tenants shall pay to the Landlord the amount owing in paragraph 4 by paying \$200.00 on or before the 15th day of each month for the period commencing May 15, 2026, until the amount is paid in full.
6. If the Tenants fail to make a payment to the Landlord as outlined in paragraph 5, the full amount shall immediately become due and the Tenants will start to owe interest. This will be simple interest calculated from the date following the breach at 4.00% annually on the balance outstanding.

7. This order resolves all issues of the application bearing Board file number LTB-L-071994-24.
8. This order also resolves all issues of the application bearing Board file number LTB-L-076671-25. That file shall be closed.

April 24, 2026
Date Issued

Laura Hartsliel
Member, 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 jurisdiction where the rental unit is located.