



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

File Number: LTB-L-008917-26

In the matter of: 138 PEFFERLAW CIR
Brampton ON L6Y0L2

Between: Sandeep Lalli Landlord

And

Michele Mennaman Tenants
Winifred Chubbs

Sandeep Lalli (the 'Landlord') applied for an order to terminate the tenancy and evict Michele Mennaman and Winifred Chubbs (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on April 20, 2026.

The Landlord's Representative, Mark H. Stoute, and the Tenants' Agent and occupant, Robert Mennaman, an unlicensed and Law Society exempted individual who confirmed their permission to represent the interests of the Tenants, participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Tenants were in possession of the rental unit on the date the application was filed.

2. As the rent has been historically paid on the 1st day of the month, the daily compensation for occupation and the payment due dates, going forward, is changed from the 15th day of the month, as reflected in the rental agreement, to the 1st day of each month, starting from May 1, 2026 and for the remainder of the Tenants' occupation of the unit.
3. On January 30, 2026, the Landlord gave the Tenants an N12 notice of termination with the termination date of April 14, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by themselves for a period of at least one year.
4. The Tenants owe to the Landlord \$7,339.85 for arrears of rent to April 30, 2026 (\$2,412.85 for February 2026, \$2,463.50 for March 2026, and \$2,463.50 for April 2026) as of the date of the hearing.
5. The Landlord has not yet compensated the Tenants an amount equal to one month's rent, however the Landlord will do so by applying this required compensation, specifically \$2,463.50, by way of a credit/payment against the rent arrears owing by the Tenants, as of the date of the hearing.
6. Based on the monthly rent, the daily compensation is \$80.99. This amount is calculated as follows: \$2,463.50 x 12, divided by 365 days.
7. The Landlord collected a rent deposit of \$2,100.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$356.45 is owing to the Tenants for the period from February 15, 2017 to April 20, 2026; and this amount, specifically, \$2,456.45 is applied to the amount the Tenants owe to the Landlord, as of the date of the hearing.
8. To settle their rent arrears/daily compensation amount owing to the Landlord up to April 30, 2026, the Tenants will pay \$2,419.90 to the Landlord, at their earliest opportunity and by no later than April 30, 2026; this amount represents the remaining balance of the rent arrears owing by the Tenants to April 30, 2026, after applying the required compensation credit and after applying the rent deposit and interest owing on the rent deposit. (\$7,339.85 - \$2,463.50 - \$2,456.45).

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants and all occupants must move out of the rental unit on or before July 31, 2027.
2. The Tenants shall pay the Landlord compensation of \$80.99 per day for the use of the unit starting from May 1, 2026 until the date the Tenants move out of the unit.
3. If the full amount owing by the Tenants is not paid to the Landlord by July 31, 2027, or by the day after the date the Tenants vacate the unit, whichever date is earlier, the Tenants will start to owe interest. This will be simple interest calculated annually from the day after the date of the default, on the balance owing, as set out in paragraph 2 of this order, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

4. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
5. If the unit is not vacated on or before July 31, 2027, then starting August 1, 2027, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 August 1, 2027.

April 23, 2026
Date Issued

Janice Campbell
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 Tenants expires on February 1, 2028 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.