



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097730-25

In the matter of: 30 PEGLER ST
AJAX ON L1S7M3

Between: Manpreet Sandhu Landlord

And

SALMAN MALIK Tenants
AQUSA MALIK

Manpreet Sandhu (the 'Landlord') applied for an order to terminate the tenancy and evict SALMAN MALIK and AQUSA MALIK (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

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

The application was scheduled to be heard on April 21, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord, the Landlord's spouse, Sukhrkj Sandhu, and the Tenant, Salman Malik for the Tenants, were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application as well as all issues related to the tenancy to the date the tenancy terminated. They requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The Tenants vacated the rental unit on December 13, 2025.
2. The Tenants owe the Landlord a negotiated settlement amount of \$3,500.00.
3. This order constitutes a full and final resolution of all claims, disputes, and issues between the parties arising from or relating to the tenancy and its termination.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of December 13, 2025, the date the Tenants vacated the rental unit.
2. The Tenants shall pay to the Landlord \$3,500.00. This amount represents a full and final settlement amount of all matters related to the tenancy.
3. If the Tenants do not pay the Landlord the full amount owing on or before June 24, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 25, 2026 at 4.00% annually on the balance outstanding.

April 24, 2026
Date Issued

Nancy Fahlgren
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.