



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006880-26

In the matter of: Upper Unit, 76 GIBSON AVE
HAMILTON ON L8L 6J8

Between: Devi Odisho
Preeti Sangwan Landlords

and

Jeffery Alan Holland
Natalie Klodt Tenants

Devi Odisho and Preeti Sangwan (the 'Landlords') applied for an order to terminate the tenancy and evict Jeffery Alan Holland and Natalie Klodt (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on April 22, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

Landlord Preeti Sangwan and the Tenants participated in the mediation. The Tenants did not receive legal advice regarding this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The application is amended to add Preeti Sangwan as a Landlord.
- 2) There may be issues with the Landlords' Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.

- 3) The current rent increased to \$2,050.00 on August 1, 2024. It is due on the 1st day of each month.
- 4) Based on the Monthly rent, the daily rent/compensation is \$67.40. This amount is calculated as follows: \$2,050.00 x 12 months, divided by 365 days.
- 5) The agreed upon amount of rent arrears owing to April 30, 2026 are \$4,814.00.
- 6) The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
- 7) The Landlords collected a rent deposit of \$2,000.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
- 8) Interest on the rent deposit, in the amount of \$172.55 is owing to the Tenants for the period from October 9, 2022 to April 22, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.
 2. **The Tenants may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$5,000.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$7,050.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
 3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after May 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order, the Tenants must move out of the rental unit on or before May 31, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$2,260.19. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.

6. If the Tenants do not void the order, the Tenants shall also pay the Landlords compensation of \$67.40 per day for the use of the unit starting April 23, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing per paragraphs 5 and 6 of this order on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
8. If the Tenants do not void the order and the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after June 1, 2026.
10. This order is in full and final settlement of this application.

April 24, 2026
Date Issued

Denise Hannivan
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 expires on December 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing to April 30, 2026	\$4,814.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$5,000.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing to May 31, 2026	\$6,864.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$7,050.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$4,246.74
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$172.55
Total amount owing to the Landlords	\$2,260.19
Plus daily compensation owing for each day of occupation starting April 23, 2026	\$67.40 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	