



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

File Number: LTB-L-012659-26

In the matter of: 82 Rubysilver Drive
Brampton ON L6P1R1

Between: Launana Nimraj Landlords
Lekhraj Nimraj

and

Effygene Gray Tenants
Lashauan Roberts

Launana Nimraj and Lekhraj Nimraj (the 'Landlords') applied for an order to terminate the tenancy and evict Effygene Gray and Lashauan Roberts (the 'Tenants') because the Tenants did not pay the rent that the Tenants owed.

This application was scheduled to be heard by videoconference on April 20, 2026. Instead, the Tenants, represented by Effygene Gray, who had consulted with Tenant Duty Counsel, and the Landlords participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The rent arrears owing to April 30, 2026, are \$2,800.00.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords 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 Landlords on or after May 1, 2026.
4. The Tenants shall pay to the Landlords \$2,800.00 as follows:

- \$400.00 on or before the first day of each month for 7 months, beginning May 2026 up to and including November 2026.
5. If the Tenants fail to make any of the payments, then the outstanding balance becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting the day after the date of default.

April 24, 2026
Date Issued

Lindsay Phomin
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 November 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.