



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108888-25

In the matter of: UPPER LEVEL, 170 COOKVIEW DR
BRAMPTON ON L6R3T9

Between: Mohammad Talal Khan Landlord

And

Stefan Henry Tenants
Amanda Marjadsingh

Mohammad Talal Khan (the 'Landlord') applied for an order to terminate the tenancy and evict Stefan Henry and Amanda Marjadsingh (the 'Tenants')

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (L2 Application).

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) Rachael Kukoyi.

The Landlord's Representative, Samandeep Singh, the Landlord, Mohammad Talal Khan, and the Tenant, Amanda Marjadsingh (representing both Tenants), participated in the mediation.

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

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,400.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$111.78. This amount is calculated as follows: \$3,400.00 x 12, divided by 365 days.
4. The Tenants have not made any payments since the application was filed.

5. The rent arrears owing to April 30, 2026, are \$19,000.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$3,400.00 from the Tenants and this deposit is still being held by the Landlord. 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 \$176.94 is owing to the Tenants for the period from January 8, 2024, to April 22, 2026.
9. The Landlord has paid the Tenants compensation equal to one month's rent.
10. The Tenants agree to send the new or proposed residential address to the Landlord Representative by April 23, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants is required to move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.
4. The Tenants shall pay to the Landlord \$14,668.22. 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 Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
5. The Tenants shall also pay the Landlord compensation of \$111.78 per day for the use of the unit starting April 23, 2026, until the date the Tenants moves out of the unit.
6. If the Tenants do not pay the Landlord the full amount owing 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.

April 30, 2026

Date Issued

Rachael Kukoyi

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 as the tenancy is terminated

Rent Owing to Hearing Date	\$18,059.16
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,400.00
Less the amount of the interest on the last month's rent deposit	- \$176.94
Total amount owing to the Landlord	\$14,668.22
Plus daily compensation owing for each day of occupation starting April 23, 2026	\$111.78 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	