



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

File Number: LTB-L-014010-26

In the matter of: Upper 3 (U3), 24 BROMFIELD ST
WHITBY ON L1P0P8

Between: Vishal Khasgiwala Landlord

And

Ian Francis Tenant

Vishal Khasgiwala (the 'Landlord') applied for an order to terminate the tenancy and evict Ian Francis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 27, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agent Angel Entia and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The Tenant vacated the rental unit on March 31, 2026.
2. The arrears of rent owing up to March 31, 2026, are \$4,000.00.
3. The Landlord waives their claim to their filing fee in the amount of \$186.00.
4. The Landlord is holding a last month rent deposit in the amount of \$1,250.00. This amount, together with any interest owed to the Tenant, will be set-off against the arrears owed to the Landlord.
5. The Landlord waives their claim to all arrears in the excess of \$1,900.00, in good faith.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,900.00 for arrears of rent up to March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in full on or before June 15, 2026.

3. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.

May 1, 2026
Date Issued

Adam Rogers
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.