



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

File Number: LTB-L-013224-26

In the matter of: 9 AINSLIE HILL CRES
SUTTON WEST ON L0E1R0

Between: SARPREET RANDHAWA Landlords
KAMALDEEP RANDHAWA

And

PATRICK SHAWN HEPPELL Tenants
SAMANTHA JOYCE WOODWARD

SARPREET RANDHAWA and KAMALDEEP RANDHAWA (the 'Landlords') applied for an order to terminate the tenancy and evict PATRICK SHAWN HEPPELL and SAMANTHA JOYCE WOODWARD (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on April 23, 2026. The Landlord's representative Thirusenthuran Sivapatham, the Landlord Sarpreet Randhawa, and the Tenant Samantha Joyce Woodward participated in mediation. The Tenant also consulted with Tenant Duty Counsel prior to this mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The lawful rent is \$3,050.00. It is due on the 1st day of each month.
2. The Landlord collected a rent deposit of \$3,050.00 from the Tenants on December 15, 2024, and this deposit is still being held by the Landlord.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$4,336.00 for arrears of rent up to April 30, 2026, and costs (application filing fee of \$186.00).
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting May 20, 2026, for a period of 11 consecutive months, the Tenants shall make monthly payments of \$362.00 to the Landlords due on or before the 20th day of every month.

- b) The Tenants shall pay the remaining balance of \$354.00 on or before April 20, 2027.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period May 1, 2026, to April 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

May 5, 2026
Date Issued

Isabelle Bouvier
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.