



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-003864-26

In the matter of: 14660 INNIS LAKE RD
CALEDON EAST ON L7C2Y8

Between: Gurpal Dhaliwal Landlord
Kulwant Dhaliwal

And

Micheal Stewart Tenant
Meaghan Varrall

Gurpal Dhaliwal and Kulwant Dhaliwal (the 'Landlord') applied for an order to terminate the tenancy and evict Micheal Stewart and Meaghan Varrall (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on April 27, 2026. The Landlord's agent, Jaskirat Dhaliwal and the Tenant attended the hearing and participated in mediation. Jaskirat Dhaliwal had authorization to consent on behalf of the Landlord.

As a result of the resolution discussion, the parties requested an order on consent, and I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenant shall reimburse the Landlord those costs.

2. The parties also agree that the Landlord has incurred reasonable out-of-pocket expenses of \$5,328.18 as a result of the Tenant's failure to pay Hydro One and Propane costs for the period December 9, 2025 to May 1, 2026.
3. The parties agree that pursuant to the Order issued on April 10, 2025 for file No. LTB-L-106217-25, the tenancy is scheduled to terminate on June 30, 2026.
4. The Landlord agrees to offset from the outstanding utilities owing for the period December 9, 2025 to May 1, 2026 set out in paragraph 2 above, the interest owing to the Tenant on the rent deposit pursuant to the Order issued on April 10, 2025 for file No. LTB-L-106217-25 in the sum of \$225.71.
5. The parties therefore agree that the amount for outstanding utilities for the period December 9, 2025 to May 1, 2026 that remain owing after the offset is applied is in the sum of \$5,102.47.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the Landlord \$5,288.47, which represents the amount for outstanding utilities owing for the period December 9, 2025 to May 1, 2026 and the application filing fee of \$186.00, minus the interest owing from the LTB's April 10, 2025 order, on or before June 30, 2026.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

May 5, 2026
Date Issued

Britney Sooknanan
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.