



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014662-26

In the matter of: Upper Portion, 20 BURT DR
BRAMPTON ON L6X3H8

Between: Gursimranjit Singh Dhunna

Landlord

And

Julie Lucia Pretty Rodrigues
Ruth Lousie Pretty
Owen Pedro William Rodrigues
Jordan Dariyan Lauppe

Tenants

Gursimranjit Singh Dhunna (the 'Landlord') applied for an order to terminate the tenancy and evict Julie Lucia Pretty Rodrigues, Ruth Lousie Pretty, Owen Pedro William Rodrigues and Jordan Dariyan Lauppe (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The application was heard by videoconference on May 5, 2026. The Landlord's legal representative Christopher Holder, the Landlord, and the Tenant Julie Lucia Pretty Rodrigues attended the hearing. Tenant Julie Lucia Pretty Rodrigues confirmed that she had authorization to act on behalf of all co-Tenants.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including June 1, 2026, to May 1, 2027.
2. If the Tenants fail to comply with the condition set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenants do not pay the Landlord the full amount owing on or before May 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 16, 2026 at 4.00% annually on the balance outstanding.

May 11, 2026
Date Issued

Sandra Sabourin
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.