



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

File Number: LTB-L-010760-26

In the matter of: 1112, 125 PARKWAY FOREST DR
NORTH YORK ON M2J1L9

Between: Homestead Land Holdings Limited Landlord

And

Vijay Kumar Reddy Godala Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Vijay Kumar Reddy Godala (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 22, 2026.

This application was to be heard by videoconference on April 22, 2026. The Landlord's representative, Ashleigh Searles, and the Tenant, Vijay Kumar Reddy Godala attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,234.50. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$73.46. This amount is calculated as follows: $\$2,234.50 \times 12$, divided by 365 days.
4. The parties requested a non-voidable eviction order with an eviction date of June 30, 2026.
5. The Tenant owes since the application was filed:

- a. \$1,586.64 as ordered by an increase above the guideline LTB-L-046861-23 on March 20, 2026; and
 - b. \$3,106.54 for a check that was returned for Non-Sufficient Funds.
6. The Tenant has paid \$3,318.94 to the Landlord since the application was filed.
 7. The rent arrears owing to April 30, 2026, are \$3,692.47.
 8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
 9. The Landlord collected a rent deposit of \$2,152.89 from the Tenant and this deposit is still being held by the Landlord.
 10. Interest on the rent deposit, in the amount of \$28.98 is owing to the Tenant for the period from September 1, 2025, to April 22, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. **Tenant must move out of the rental unit on or before June 30, 2026.**
3. The Tenant shall pay to the Landlord \$1,696.60. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent payments made by the Tenant, deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$73.46 per day for the use of the unit starting April 23, 2026, until the date the Tenant moves out of the unit.
5. If the Tenant do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 July 1, 2026.

May 8, 2026
Date Issued

John Russett
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 November 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

Amount the Tenant must pay the tenancy is terminated

Rent Owing To Hearing Date	\$7,011.41
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,318.94
Less the amount of the last month's rent deposit	- \$2,152.89
Less the amount of the interest on the last month's rent deposit	- \$28.98
Total amount owing to the Landlord	\$1,696.60
Plus daily compensation owing for each day of occupation starting April 23, 2026	\$73.46 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	