



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

File Number: LTB-L-014631-26

In the matter of: 4 FLOWER TRAIL
BRAMPTON ON L6P1P3

Between: Sonia Chowdhry Landlord

And

Danny Miho Tenants
Atoor Orah

Sonia Chowdhry (the 'Landlord') applied for an order to terminate the tenancy and evict Danny Miho and Atoor Orah (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on May 5, 2026. The following parties participated in the mediation: The Landlord Sonia Chowdhry, and the Tenant Atoor Orah on behalf of both Tenants.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$52.60. This amount is calculated as follows: \$1,600.00 x 12, divided by 365 days.
5. The rent arrears owing to May 31, 2026 are \$33,600.00
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,600.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be applied to the balance of arrears.

8. Interest is owing on the deposit in the amount of \$279.71. This amount will be applied to the balance of arrears.
9. The Landlord agrees to waive an additional \$500.00 of the arrears representing an additional deposit that the Tenants alleged to have paid upon move in.
10. The Tenants agree to pay all utilities that will come due and owing for the remaining period of this tenancy.
11. This Order on Consent represents a final, non-voidable termination of this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, the Tenants shall pay the Landlord compensation of \$52.60 per day for the use of the unit starting July 1, 2026, until the date the Tenants move out of the unit.
3. 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.
4. 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.
5. The Tenants shall pay to the Landlord **\$31,406.29** which represents the arrears of rent for the period ending May 31, 2026, less the last month's rent deposit and interest owing on the rent deposit as well as amounts waived by the Landlord.
6. The Tenants shall make a payment to the Landlord towards the amount set out in paragraph 5 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 8, 2026	\$ 1,600.00

7. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the month of June, 2026.
8. If the Tenants fail to make the any of the payments in accordance with paragraphs 6 or 8, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing and the Landlord 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 **May 31, 2026**.
9. This Order on Consent is in full and final settlement of this application.

May 11, 2026
Date Issued

Ryan Gacnik
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 January 1, 2027 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.