



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-017046-26
LTB-T-014905-26

In the matter of: 35-276 Dundas St. E.
Trenton, ON K8V1M2

Between: Jasmeet Sandhu Landlord

And

Heather Bolton Tenant
Chantel J. Bolton

Jasmeet Sandhu (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Bolton and Chantel J. Bolton (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on May 5, 2026.

The Landlord's legal representative, Roger Dinner, the Landlord and Tenant, Heather Bolton (on her own behalf and on behalf of Tenant Chantel J. Bolton), attended the hearing.

The Tenant declined to met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the 27th day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 26, 2026, are \$10,700.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. At the hearing, parties agreed to a non-voidable order with an extended termination date of June 30, 2026. The Tenant also agreed to withdraw their respective application outlined in this order.

It is ordered on consent that:

1. The Tenants application, **LTB-T-014905-26** is withdrawn.
2. The tenancy between the Landlord and the Tenant will terminate on June 30, 2026. **The Tenant must move out of the rental unit on or before June 30, 2026.**
3. The Tenant shall pay to the Landlord \$10,886.00. This amount includes rent arrears owing up to May 26, 2026, and the cost of the application.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

Payment #	Payment Date (on or before)	Payment Amount	Balance
1	July 31, 2026	\$800.00	\$10,086.00
2	August 31, 2026	\$800.00	\$9,286.00
3	September 30, 2026	\$800.00	\$8,486.00
4	October 31, 2026	\$800.00	\$7,686.00
5	November 30, 2026	\$800.00	\$6,886.00
6	December 31, 2026	\$800.00	\$6,086.00
7	January 31, 2027	\$800.00	\$5,286.00
8	February 28, 2027	\$800.00	\$4,486.00
9	March 31, 2027	\$800.00	\$3,686.00
10	April 30, 2027	\$800.00	\$2,886.00
11	May 31, 2027	\$800.00	\$2,086.00
12	June 30, 2027	\$800.00	\$1,286.00
13	July 31, 2027	\$800.00	\$486.00
14	August 31, 2027	\$486.00	\$0.00

5. If the Tenant fails to make any one of the payments in accordance with paragraph 4 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing, and the Tenant will start to owe interest. This will be simple interest calculated 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.
8. This consent agreement resolves all issues between the parties as of May 5, 2026.

Additional Conditions

9. The Tenant shall also pay to the Landlord \$2,500.00 for the rental period ending June 26, 2026, on or before May 27, 2026.
10. If the Tenant fails to make the payments in accordance with paragraph 9 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant prior to June 30, 2026, and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 26, 2026.

May 13, 2026
Date Issued

Ken Audziss
Member, 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.