



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016358-26

In the matter of: 38 GOLDEN MEADOWS DR
Otanabee - South Monaghan ON K9J0K6

Between: Siritharan Sivabathasundaram Landlords
Kokilavathani Siritharan

And

Janiese Young Tenants
Jomo Elijah Frederick

Siritharan Sivabathasundaram and Kokilavathani Siritharan (the 'Landlords') applied for an order to terminate the tenancy and evict Janiese Young and Jomo Elijah Frederick (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by videoconference on May 6, 2026. Landlords Siritharan Sivabathasundaram, Kokilavathani Siritharan, their legal representative Paul Balram, Tenant Janiese Young, and legal representative Deanna M. Veinott participated in mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

Agreed facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,900.00. It is due on the 15th day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$128.22. This amount is calculated as follows: \$3,900.00 x 12, divided by 365 days.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to May 14, 2026, are \$27,800.00.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$3,900.00 from the Tenants and this deposit is still being held by the Landlords.

8. The parties are consenting to a non-voidable termination of the tenancy for June 30, 2026.
9. The rent deposit will be applied to June 1 to 30, 2026 (last month of the tenancy).
10. Any interest that is owed to the Tenants for the rent deposit shall be applied to the rental arrears.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlords \$27,800.00 for arrears of rent up to May 14, 2026, and costs (application filing fee of \$186.00).
2. The Tenants shall pay the Landlords \$2,179.74 on or before May 15, 2026. This amount represents rent for the period of May 15, 2026, to May 31, 2026, based on the daily rate of \$128.22.
3. If the Tenants fail to make the payment in accordance with paragraph 2 of this order, the remaining balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 14, 2026. This may result in the Board issuing an order that terminates the tenancy before June 30, 2026.
4. This tenancy is terminated on June 30, 2026. The Tenants must move out of the rental unit on or before June 30, 2026.
5. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after July 1, 2026.
7. The Tenants shall also pay the Landlords compensation of \$128.22 per day for the use of the unit starting July 1, 2026, to the date the Tenants move out of the unit.
8. If the Tenants do not pay the Landlords the full amount owing under paragraph 1 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.

May 7, 2026
Date Issued

Isabelle Bouvier
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 of the Tenant 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.