



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

File Number: LTB-L-017970-26

In the matter of: MAIN FLOOR AND SECOND FLOOR, 21 ST
GASPAR CRT
NORTH YORK ON M9L 0A4

Between: DAVANI HOLDINGS Landlord

and

GEETA RANI MYLVAGANAM Tenant

DAVANI HOLDINGS (the 'Landlord') applied for an order to terminate the tenancy and evict GEETA RANI MYLVAGANAM (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on May 6, 2026 by videoconference.

The Landlord's Representative Kevin Anderson and the Tenant's Representative Michael Kippel engaged in private settlement discussions. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) There may be issues with the Landlords' Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The current rent is \$4,000.00. It is due on the 1st day of each month.
- 3) Based on the Monthly rent, the daily rent/compensation is \$131.51. This amount is calculated as follows: \$4,000.00 x 12 months, divided by 365 days.
- 4) The Tenant has paid \$12,000.00 to the Landlord since the application was filed.
- 5) There are no rent arrears owing to May 31, 2026.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlord waives collection of this cost.

- 7) The Landlord collected a rent deposit of \$4,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied as rent for May 2026, the last rental period of the tenancy, as the tenancy is terminated. Interest on the rent deposit was last paid up to May 1, 2026.
- 8) The Landlord waives collection of the one day of rent for June 1, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in a non-voidable manner. **The Tenant must move out of the rental unit on or before June 1, 2026.**
2. If the unit is not vacated on or before June 1, 2026, then starting June 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 June 2, 2026.
4. The Tenant shall pay the Landlord compensation of \$131.51 per day for the use of the unit starting June 2, 2026 to the date the Tenant moves out of the unit.
5. This order is in full and final settlement of this application.

May 8, 2026
Date Issued

Denise Hannivan
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 December 2, 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.