



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

File Number: LTB-L-014080-26

In the matter of: 110 Sunset Way
Allanburg ON L0S1A0

Between: Pawandeep Johal Landlord

And

Shelley Lynn Conklin Tenant

Pawandeep Johal (the 'Landlord') applied for an order to terminate the tenancy and evict Donald R. Conklin and Shelley Lynn Conklin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on April 28, 2026.

The Landlord attended with Legal Representative, Nicolina Camarda.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. Donald Conklin is removed as a party to the application.
2. The parties agree to a final, non-voidable eviction order with an eviction date of July 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
3. The lawful monthly rent is \$2,400.00. It is due on the 1st day of each month.
4. The total amount the Tenants owe to the Landlord is \$65,846.00 including arrears of rent (\$65,660.00) and costs (\$186.00) up to April 30, 2026.
5. \$50,000.00 is the Board's maximum monetary jurisdiction.

6. The Landlord is not holding a last month's rent deposit.
7. The Tenant will provide the Landlord with a key to the rental unit's new locking system on or before May 1, 2026.
8. The Tenant will make all payments via e-transfer to pawanjohal@live.ca.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.
4. If the Tenant vacates the rental unit on or before July 31, 2026, the Tenant shall pay to the Landlord \$40,000.00 for arrears of rent for the period ending April 30, 2026. The Landlord shall waive the remaining arrears of \$25,660.00 and the application filing fee (\$186.00).
5. If the Tenant does not vacate the rental unit on or before July 31, 2026, the Tenant shall pay the Landlord \$50,186.00 for arrears of rent for the period ending April 30, 2026 plus the application filing fee (\$186.00), subject to the Board's monetary jurisdiction.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
7. If the Tenant does not vacate the rental unit on or before July 31, 2026, the Tenant shall also pay the Landlord compensation of \$78.90 per day starting August 1, 2026 and continuing until the date the Tenant vacates the rental unit.

Additional conditions

8. The Tenant shall pay to the Landlord the lawful monthly rent in full, on time, on or before the 1st day of May 2026, June 2026 and July 2026.
9. The Tenant shall also pay to the Landlord the following amounts toward the arrears owing:
 - i) \$600.00 on or before May 15, 2026;
 - ii) \$600.00 on or before June 15, 2026; and
 - iii) \$600.00 on or before July 15, 2026.
10. If the Tenant fails to make any of the payments under paragraphs 8 or 9 above in full, the Landlord may collect the entire outstanding balance from the amount set out in paragraph 4 immediately.
11. If the Tenant fails to make any of the payments in accordance with paragraphs 8 or 9, and by the dates required, then:

- The Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 8 or 9 of this order. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.

May 8, 2026
Date Issued

Angela McLaughlin
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 February 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.