



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016582-26

In the matter of: 132 CARLTON ST
ST CATHARINES ON L2R7S6

Between: Manu Raja
Naveen Kumar Landlords

And

Tanya Bourdeau
Nathan Finora Tenants

Manu Raja and Naveen Kumar (the 'Landlords') applied for an order to terminate the tenancy and evict Tanya Bourdeau and Nathan Finora (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 parties attended a hearing on May 5, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlords Manu Raja and Naveen Kumar, the Landlord's legal representative Navneet Kaur and the Tenants, Tanya Bourdeau and Nathan Finora, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to May 31, 2026, including the application filing fee are \$12,686.00 (\$12,500.00 + \$186.00).
2. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The Landlords collected a rent deposit of \$2,300.00 from the Tenants on April 24, 2025, and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$49.89 is owing to the Tenant for the period from April 24, 2025, to May 5, 2026.
4. The rent deposit and all accrued interest will be deducted from the arrears of rent leaving a balance of \$10,150.11 (\$12,500.00 - \$2,300.00 - \$49.89).

5. The parties agree to a final, non-voidable eviction order with an eviction date of May 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.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated as of May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords 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 Landlords on or after June 1, 2026.
4. The Tenants shall also pay the Landlords compensation of \$75.62 per day for the use of the unit starting June 1, 2026, to the date the Tenants move out of the unit.
5. The Tenants shall pay to the Landlords \$10,336.11 for arrears of rent and costs less the deposit and all accrued interest.
6. The Tenants shall pay to the Landlord the amount in paragraph 5, in accordance with the following schedule.
 - a) Starting on June 1, 2026, and continuing on the 1st of each month thereafter for a total of 10 months, the Tenants will make equal monthly payments each in the amount of \$1,000.00.
 - b) The Tenants will then make a final payment in the amount of \$336.11 on April 1, 2027.
7. If the Tenants fail to make any one of the payments in accordance with paragraph 6 of this order, the outstanding balance to be paid by the Tenants to the Landlords pursuant to paragraph 5 shall become immediately due and payable, and the Tenants will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

May 11, 2026
Date Issued

Diego Fernandez-Stoll
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 December 1, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To May 31, 2026	\$12,500.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$2,300.00
Less the amount of the interest on the last month's rent deposit	-\$49.89
Total amount owing to the Landlord	\$10,336.10
Plus daily compensation owing for each day of occupation starting June 1, 2026	\$75.62 (per day)