



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

File Number: LTB-L-015314-26

In the matter of: 807, 2405 FINCH AVE W
NORTH YORK ON M9M2X2

Between: MEDALLION CORPORATION Landlord

And

Dowlat Sookwahoo Tenants
Bibi Shafiza Deochand

MEDALLION CORPORATION (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Dowlat Sookwahoo and Bibi Shafiza Deochand (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on May 7, 2026. Marija Jelic, Licenced Paralegal, represented the Landlord. Both Tenants attended and were self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord's application is amended to remove Shafica Deochand as a Tenant. Bibi Deochand stated that this was her middle name and last name and not another person in the unit.
- b. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
- c. As of the hearing date, the Tenants were still in possession of the rental unit.
- d. The lawful rent is \$1,588.85. It is due on the 1st day of each month.

- e. The Landlord has served the Tenants with a Notice of Rent Increase effective May 1, 2026, that indicated there is an Above Guideline Increase Application (AGI) pending before the LTB. Therefore, the lawful monthly rent may be higher than the current lawful monthly rent stated in this order if the AGI application is successful.
- f. Based on the Monthly rent, the daily rent/compensation is \$52.24. This amount is calculated as follows: \$1,588.85 x 12 months, divided by 365 days.
- g. The Tenants have paid \$1,556.18 to the Landlord since the application was filed.
- h. The rent arrears owing to May 31, 2026, are \$6,257.39.
- i. The Tenants shall pay the Landlord incurred costs of \$186.00 for filing the application.
- j. The Landlord collected a rent deposit of \$1,505.93 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
- k. Interest on the rent deposit, in the amount of \$32.23 is owing to the Tenants for the period from May 1, 2025 to May 7, 2026.

On consent of the parties, it is ordered that:

- 1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
- 2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$6,443.39 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
- 3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after May 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
- 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before May 31, 2026.**
- 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$3,682.06. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
- 6. The Tenants shall also pay the Landlord compensation of \$52.24 per day for the use of the unit starting May 8, 2026 until the date the Tenants move out of the unit.

7. If the Tenants do not pay the Landlord the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 1, 2026.

May 12, 2026
Date Issued

Joanne Lolato
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 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing To May 31, 2026	\$7,813.57
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,556.18
Total the Tenants must pay to continue the tenancy	\$6,443.39

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$6,590.40
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,556.18
Less the amount of the last month's rent deposit	- \$1,505.93
Less the amount of the interest on the last month's rent deposit	- \$32.23
Total amount owing to the Landlord	\$3,682.06
Plus daily compensation owing for each day of occupation starting May 8, 2026	\$52.24 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	