



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

File Number: LTB-L-011431-26
LTB-T-024133-26

In the matter of: 18, 6523 Wellington Rd 7
Elora ON N0B1S0

Between: Justin Huyge Landlord
Dania Guerra

And

Gurpreet Gill Tenant

Justin Huyge and Dania Guerra (the 'Landlord') applied for an order to terminate the tenancy and evict Gurpreet Gill (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Tenant applied for an order determining that the Landlord:

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

Mediation was held on April 21, 2026. The following parties participated in the mediation: The Landlords, Justin Huyge and Dania Guerra, and the Tenant, Gurpreet Gill.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

When the capitalized word "Landlord" is used in this order, it refers to all persons identified as a Landlord at the top of the order.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$3,400.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$111.78. This amount is calculated as follows: \$3,400.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.

5. The rent arrears owing to April 30, 2026 are \$13,600.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$3,400.00 from the Tenant 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.
8. Interest on the rent deposit, in the amount of \$148.18 is owing to the Tenant for the period from June 3, 2024 to April 21, 2026.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent 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 May 31, 2026.**
2. In exchange for full and final of termination of the tenancy on or before May 31, 2026, the Landlord shall waive \$5,000.00 from the rent arrears owing by the Tenant.
3. The Tenant shall pay to the Landlord **\$4,185.20**. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent waiver, rent deposit, and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall pay to the Landlord the amount set in paragraph 3 in accordance with the following payment schedule:
 - \$2,000.00 on or before May 7, 2026; and
 - \$2,185.20 on or before May 15, 2026.
5. If the Tenant fails to make any payment in accordance with paragraph 4, the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.
6. The Tenant shall also pay the Landlord compensation of \$111.78 per day for the use of the unit starting April 22, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not move out of the rental unit on or before May 31, 2026, then the rent waiver in paragraph 2 becomes null and void and the Tenant shall pay to the Landlord **\$9,185.20**. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
8. The Tenant shall also pay the Landlord compensation of \$111.78 per day for the use of the unit starting April 22, 2026 until the date the Tenant moves out of the unit

9. If the Tenant does not pay the Landlord the amount outlined in paragraph 7 on or before May 31, 2026, then the Tenant will owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
10. 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.
11. 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.
12. This order on consent is in full and final settlement of applications LTB-L-011431-26 and LTB-T-024133-26.

May 19, 2026
Date Issued

Kevin Kordahi
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 Tenant must pay if the Tenant moves out of the rental unit on or before May 31, 2026

Rent Owing To Hearing Date	\$12,547.38
Application Filing Fee	\$186.00
Rent Waiver	-\$5,000.00
Less the amount of the last month's rent deposit	- \$3,400.00
Less the amount of the interest on the last month's rent deposit	- \$148.18
Total amount owing to the Landlord	\$4,185.20
Plus daily compensation owing for each day of occupation starting April 22, 2026	\$111.78 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

B. Amount the Tenant must pay if the Tenant does not move out of the rental unit on or before May 31, 2026

Rent Owing To Hearing Date	\$12,547.38
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,400.00
Less the amount of the interest on the last month's rent deposit	- \$148.18
Total amount owing to the Landlord	\$9,185.20
Plus daily compensation owing for each day of occupation starting April 22, 2026	\$111.78 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	