



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

File Number: LTB-L-019131-26

In the matter of: Basement-5 Aldersgate Dr.
Brampton, ON L7A4A9

Between: Rahul Saharan Landlord

And

Kevon Holmes Tenant
Shamena Doobay

Rahul Saharan (the 'Landlord') applied for an order to terminate the tenancy and evict Kevon Holmes and Shamena Doobay (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on May 12, 2026.

The Landlord's Representative, Arun Kumar, the Landlord, and both Tenants attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,300.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. After the application was filed, the Tenant received a credit of \$520.55 relating to an unlawful \$500.00 security deposit and interest collected on August 30, 2024.
7. The rent arrears owing to May 31, 2026, are \$10,979.45.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,200.00 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.
10. Interest on the rent deposit, in the amount of \$87.40 is owing to the Tenant for the period from August 30, 2024, to May 12, 2026.
11. At the hearing, parties agreed to a non-voidable order with an extended termination date of June 15, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant will terminate on June 15, 2026. **The Tenant must move out of the rental unit on or before June 15, 2026.**
2. If the unit is not vacated on or before June 15, 2026, then starting June 16, 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 16, 2026.
4. **If the Tenant vacates on or before June 15, 2026:**
 - a) The Landlord shall waive the rent owing from June 1, 2026, to June 15, 2026.
5. **If the Tenant does not vacate on or before June 15, 2026:**
 - a) The Tenant shall pay to the Landlord \$7,485.49. 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.

- b) The Tenant shall also pay the Landlord compensation of \$75.62 per day for the use of the unit starting May 13, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Ken Audziss
Member, 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 16, 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.

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

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing to Hearing Date, May 12, 2026	\$10,107.44
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$87.40
Less the amount of the credit that the Tenant is entitled to	- \$520.55
Total amount owing to the Landlord	\$7,485.49
Plus, daily compensation owing for each day of occupation starting May 13, 2026	\$75.62 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	