



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019174-26

In the matter of: Upper Unit, 537224 Main Street
Melancthon ON L9V 1X8

Between: Surinder Kaloti
Balwant Kaloti
Sukhwinder Kaloti

Landlords

And

Bailey Jean Reid

Tenant

Surinder Kaloti, Balwant Kaloti and Sukhwinder Kaloti (the 'Landlords') applied for an order to terminate the tenancy and evict Bailey Jean Reid (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on May 13, 2026. The following parties participated in the mediation: The Landlords' representative Brenda Rizzo, the Landlords, Surinder Kaloti, Balwant Kaloti, and Sukhwinder Kaloti and the Tenant Bailey Jean Reid. Also at the mediation supporting the Tenant was Dan Reid.

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

Agreed Facts:

1. The Landlords served the Tenant with a 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 \$2,000.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$65.75. This amount is calculated as follows: \$2,000.00 x 12, divided by 365 days.
5. The rent arrears owing to May 31, 2026 are \$18,000.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. As a result of this Order on Consent, the Landlords agree to waive all outstanding rent arrears up to May 31, 2026 as well as the application filing fee.
8. The Landlords also agree to waive rent that will come due and owing for the month of June, 2026 as well as rent that will come due and owing for July 1, 2026 to July 11, 2026.
9. There is no last month's rent deposit.
10. The Tenant agrees to leave the unit in a state of cleanliness upon vacating in accordance with this Order.
11. This Order on Consent represents a final, non-voidable termination of this tenancy.
12. This Order on Consent represents a full and final settlement of all issues related to this tenancy.
13. The application has been amended to reflect the correct postal code for the unit, L9V 1X8.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 11, 2026.
2. If the unit is not vacated on or before July 11, 2026, then starting July 12, 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 Landlord on or after July 12, 2026
4. If the unit is not vacated on or before July 11, 2026, the Tenants shall pay the Landlord compensation of \$65.75 per day for the use of the unit starting July 12, 2026, until the date the Tenant moves out of the unit.
5. This Order on Consent is in full and final settlement the application.

May 19, 2026
Date Issued

Ryan Gacnik
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 January 12, 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.