



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

File Number: LTB-L-021973-26

In the matter of: 18 SANTO CRT
BRESLAU ON N0B 1M0

Between: Anantpreet Grewal Landlord

and

Seeram Kassee Tenants
Minawattee Kassee
Shawn Kassee
Steve Kassee

Anantpreet Grewal (the 'Landlord') applied for an order to terminate the tenancy and evict Seeram Kassee, Minawattee Kassee, Shawn Kassee and Steve Kassee (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on May 19, 2026

The Landlord, the Landlord's Representative Amol Bhangoo, and Tenant Steve Kassee, who had authorization to consent on behalf of the other Tenants, engaged in private settlement discussions. Parties reached an agreement and requested an order on consent. Tenant Steve Kassee received legal advice regarding this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$3,300.00, but the rent is scheduled to increase to \$6,600.00 on June 1, 2026. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily rent/compensation is \$108.49 until May 31, then it will be \$216.99 as of June 1, 2026. This amount is calculated as follows: current rent amount x 12 months, divided by 365 days.
- 3) The rent arrears owing to May 31, 2026 are \$37,472.38.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The Landlord collected a rent deposit of \$3,300.00 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.
- 6) Interest on the rent deposit, in the amount of \$152.75 is owing to the Tenants for the period from May 15, 2024 to May 19, 2026.
- 7) The Tenants will notify the Landlord if they intend to move out before May 31, 2026.
- 8) The Tenants may access the garage at the rental unit until June 7, 2026 to pick-up a few items.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants is terminated in a non-voidable manner. **The Tenants must move out of the rental unit on or before May 31, 2026.**
2. The Tenants shall pay to the Landlord \$36,975.00. 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.
3. The Tenants shall also pay the Landlord compensation of \$108.49 per day for the use of the unit from May 20, 2026 to May 31, 2026, then \$216.99 per day for the use of the unit starting June 1, 2026 to the date the Tenants move out of the unit.
4. 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.
5. 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.

6. 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.
7. This order is in full and final settlement of this application.

May 26, 2026

Date Issued

Denise Hannivan

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 Tenants 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 as the tenancy is terminated

Rent Owing to May 19, 2026	\$36,233.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$3,300.00
Less the amount of the interest on the last month's rent deposit	-\$152.75
Total amount owing to the Landlord	\$36,967.00**
**Plus daily compensation owing for each day of occupation starting May 20, 2026	\$108.49 (May 20 to May 31, 2026) \$216.99 (June 1, 2026 until the date the Tenants vacate the unit)