



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-032818-26

In the matter of: 4101, 30 INN ON THE PARK DR
NORTH YORK ON M3C0P7

Between: Del Condominium Rentals Inc. Landlord

And

Mounika Sai Tummala Tenant
Prudhvi Rahul Tangellamudi

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mounika Sai Tummala and Prudhvi Rahul Tangellamudi (the 'Tenants') because:

- the Tenant has been persistently late in paying the Tenants' rent.

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

Prior to the hearing date, on May 25, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Sabah Fatima, and the Tenant, Prudhvi Rahul Tangellamudi, on behalf of both Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. On February 24, 2026, the Landlord gave the Tenants an N8 notice of termination.
3. Based on the monthly rent, the daily compensation is \$83.84. This amount is calculated as follows: \$2,550.00 x 12, divided by 365 days.

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 \$2,550.00 from the Tenants and this deposit is still being held by the Landlord.
6. The parties agreed that the lawful rent is \$2,550.00.
7. The parties agreed that the lawful rent for May 2026 (\$2,550.00) shall be paid on or before May 29, 2026.
8. The parties agreed that the lawful rent for June 2026 (\$2,550.00) shall be paid on or before June 10, 2026.
9. The last month's rent deposit shall be applied to July 2026 rent.
10. The parties signed a N11 with a termination date of July 31, 2026.
11. The parties have mutually agreed to a nonvoidable order with an eviction date of July 31, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.
4. The Tenants shall pay the Landlord compensation of \$83.84 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.
5. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application on or before July 15, 2026.
6. The Landlord shall apply the last month's rent deposit in the amount of \$2,550.00 to July 2026 rent.
7. If the Tenants do not pay the Landlord the full amount owing in paragraph 5 above, on or before July 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026, at 4.00% annually on the balance outstanding.

8. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

May 28, 2026
Date Issued

Michelle Forrester
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 Tenant expires on February 1, 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.