



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

File Number: LTB-L-016235-26

In the matter of: 136 FOUNDRY STREET
BADEN ON N3A 2P7

Between: DHARMANAND ANGHAD Landlord

And

KRISTEN CIRCIURA Tenant

DHARMANAND ANGHAD (the 'Landlord') applied for an order to terminate the tenancy and evict KRISTEN CIRCIURA (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was scheduled to be heard by videoconference on May 20, 2026. The Tenant attended and was represented by William O'Neill. The Landlord and the Landlord's Legal Representative, Jimmy Gangadin, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- a. There is no last month's rent on deposit.
- b. Statutory compensation for the N12 notice of termination, which was due to the Tenant pursuant to the provisions of the Residential Tenancies Act, has been applied to the monthly rent for December 2025.
- c. The Tenant shall pay the propane utility bill up to and including July 31, 2026.
- d. Commencing August 1, 2026, the utility accounts shall be transferred into the Landlord's name.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant 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. If the rental unit has not been vacated on or before July 31, 2026, the Landlord may also collect a per diem rate of \$32.88 (based on \$1 000.00 per month X 12 months / 365 days) for use of the unit starting August 1, 2026 to the day the Tenant vacates the unit.
5. The Landlord shall waive all outstanding rent owing up to and including May 31, 2026 and shall waive the monthly rent for June 2026 and July 2026.

May 27, 2026
Date Issued

Susan Parsons
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 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.