



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108901-25

In the matter of: 7925 LUNDY'S LANE
NIAGARA FALLS ON L2H1H3

Between: 100% Natural Inc. Landlord

And

Amrit Dhawn Tenant

100% Natural Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amrit Dhawn (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

The parties attended a hearing on May 19, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll. The Landlord Rick Anand, the landlord's legal representative Cassandra Lalee, the Tenant Amrit Dhawn, the Tenant's support persons Ajay Singh and Joyti Sethi and the Tenant's lawyer Kirpal Singh, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

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

The parties agreed that:

1. The application will be amended to also claim daily compensation for each day the Tenant stays in the rental unit after the termination date.
2. The current monthly rent is \$2,850.00. Daily rent is \$93.70 which is calculated as follows:
 $\$2,850.00 \times 12 \text{ month} / 365 \text{ days}$

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 August 1, 2026.

2. If the unit is not vacated on or before August 1, 2026, then starting August 2, 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 2, 2026.
4. The Tenant shall also pay the Landlord compensation of \$93.70 per day for the use of the unit starting August 2, 2026, to the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlord the monthly rent that will become due for June 2026 in full on or before June 1, 2026
6. The Tenant shall also pay to the Landlord the monthly rent that will become due for July 2026 in full on or before July 1, 2026
7. If the Tenant fails to comply with the conditions set out in paragraph 5 or 6 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant. This may result in the Board issuing an order that terminates the tenancy before August 1, 2026.

June 1, 2026
Date Issued

Diego Fernandez-Stoll
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 2, 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.