



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

File Number: LTB-L-010526-26
LTB-T-042115-26

In the matter of: 11110 SIMCOE ST
PORT PERRY ON L9L1B3

Between: Equitable Bank Landlord

And

Lerin Savarimuthu Tenants
Sudha Savarimuthu

Equitable Bank (the 'Landlord') applied for an order to terminate the tenancy and evict Lerin Savarimuthu and Sudha Savarimuthu (the 'Tenants') because of substantial interference and illegal acts (LTB-L-010526-26). The Tenants applied for an order determining that the Landlord substantially interfered with their reasonable enjoyment (LTB-T-042115-26).

The Landlord's application was heard by videoconference on May 26, 2026.

The Landlord's representative Martin Zarnett, the Tenants, and the Tenants' representative Sajjad Najem attended the hearing.

At the hearing, the parties requested that the following order be issued on consent to resolve both applications.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants 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. The Tenants shall not be required to pay any further rent to July 31, 2026.

5. The Tenants shall pay the Landlord compensation of \$82.19 per day for the use of the unit starting August 1, 2026 until the date the Tenants move out of the unit.
6. On or before June 30, 2026, the Landlord shall pay the Tenants \$5,000.00 by cheque, which represents a refund of rent paid.
7. If the Landlord does not pay the Tenants the full amount owing on or before June 30, 2026, the Landlord will owe simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
8. For the remainder of the tenancy, the Tenants shall permit the Landlord and its real estate agent to enter the unit upon proper notice in accordance with the RTA.

June 3, 2026
Date Issued

Dale Whitmore
Member, 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.