



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

File Number: LTB-L-006892-26

In the matter of: Unit 2, 283 ST. ANDREW ST
OTTAWA ON K1N5G8

Between: Michael Kuang Landlord

And

Rody Demiroglu Tenants
Abheet Sandhu
Danial Soleja
Aryan Vanaik

Michael Kuang (the 'Landlord') applied for an order to terminate the tenancy and evict Rody Demiroglu, Abheet Sandhu, Danial Soleja and Aryan Vanaik (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 1, 2026.

The Landlord and the Tenants attended the hearing.

The parties consented to the following order.

Determinations:

1. The lawful rent is \$2,700.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows: \$2,700.00 x 12, divided by 365 days.
3. Interest on the rent deposit, in the amount of \$48.31 is owing to the Tenants for the period from May 26, 2025 to April 1, 2026.

It is ordered on consent that:

1. As of the hearing date, the Tenants have paid all arrears and costs owing to Landlord to March 31, 2026.
2. The tenancy between the Landlord and the Tenants is terminated on April 30, 2026.

3. The last month's rent deposit is to be applied to April 2026 rent, the last month of the tenancy.
4. The Landlord shall pay the Tenants the amount of \$48.31, representing interest to the date of the hearing.
5. The Tenants shall pay the Landlord compensation of \$88.77 per day for the use of the unit starting May 1, 2026 until the date the Tenants move out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 May 1, 2026.

June 1, 2026
Date Issued

Christina Philp
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 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.