



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025404-26

In the matter of: 51, 1484 Torrington Drive
Mississauga ON L5V1Y2

Between: Tejpal Singh Sayan Landlords
Taranjeet Kaur

And

Richard Armstrong Tenants
Nycoyan Rowe-Armstrong

Tejpal Singh Sayan and Taranjeet Kaur (the 'Landlords') applied for an order to terminate the tenancy and evict Richard Armstrong and Nycoyan Rowe-Armstrong (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on May 25, 2026.

The Landlords attended with Legal Representative, Nicola Bain.

The Tenant, Richard Armstrong, attended on behalf of both Tenants and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful rent is \$2,900.00. It is due on the 15th day of each month.
2. Based on the monthly rent, the daily rent/compensation is \$95.34. This amount is calculated as follows: \$2,900.00 multiplied by 12 months, divided by 365 days.
3. The Tenants have paid \$3,800.00 to the Landlord since the application was filed.
4. The rent arrears owing to June 14, 2026 are \$7,800.00.
5. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

6. The Landlords collected a rent deposit of \$2,900.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$27.03 is owing to the Tenants for the period from December 15, 2025 to May 25, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.
 2. **The Tenants may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$7,986.00 if the payment is made on or before June 14, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$10,886.00 if the payment is made on or before June 16, 2026. See Schedule 1 for the calculation of the amount owing.
 3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 16, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 16, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$3,207.71. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlords compensation of \$95.34 per day for the use of the unit starting May 26, 2026 until the date the Tenants moves out of the unit.
 7. If the Tenants do not pay the Landlords the full amount owing on or before June 16, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 17, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before June 16, 2026, then starting June 17, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after June 17, 2026.

June 2, 2026
Date Issued

Angela McLaughlin
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 December 17, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 14, 2026

Rent Owing to June 14, 2026	\$11,600.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,800.00
Total the Tenants must pay to continue the tenancy	\$7,986.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 16, 2026

Rent Owing to July 14, 2026	\$14,500.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,800.00
Total the Tenants must pay to continue the tenancy	\$10,886.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$9,748.74
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,800.00
Less the amount of the last month's rent deposit	- \$2,900.00
Less the amount of the interest on the last month's rent deposit	- \$27.03
Total amount owing to the Landlords	\$3,207.71
Plus daily compensation owing for each day of occupation starting May 26, 2026	\$95.34 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	