



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

File Number: LTB-L-078709-25
LTB-T-040478-26
LTB-T-081381-25
LTB-T-076952-25

In the matter of: Front, #3, 170 STERLING ST
LONDON ON N5Y1Z2

Between: Vic Rajput Landlord

And

Jeremy Cummings Tenant

Vic Rajput (the 'Landlord') applied for an order to terminate the tenancy and evict Jeremy Cummings (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 application)

Jeremy Roger Cummings (the 'Tenant') applied for an order determining that Vic G Rajput (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home. (T2 Application)
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 applications)

This application was heard by videoconference on May 26, 2026.

The Landlord and the Tenant and the Tenant's representatives, Kristina Mae Jennings and Theresa Forrest, attended the hearing.

The parties agree:

1. The parties consented to bring forward the application LTB-T-040478-26.
2. The parties consented at the hearing to non-voidable termination date of July 31, 2026.

3. The Landlord agree that there is 775.00 held in Last Month Rent Deposit ("LMR"), that the LMR will apply to the last month of the tenancy July of 2026. It is further agreed that the Tenant will pay 19.75 in differential.
4. The Parties agree that each party will bear their own costs for any and all filing fees.
5. The parties agree the funds under paragraph 5 and 6 shall be paid into trust and held in escrow by Forrest Legal, 1374 Savannah Drive, Suite 24, London, ON N5X 4R2, info@forrest.legal. That these funds will be held in trust until the Tenant has vacated the unit and returned the keys to the Landlord, or that the keys may also be picked up at office of the tenant representative.
6. Failure to comply with the order of the Landlord Tenant Board by the tenant will result in the funds in trust being returned to the Landlord.
7. Upon receipt of the payments in paragraph 5 and 6, the Parties will take all necessary steps to immediately withdraw any application which may be filed with the Landlord and Tenant Board. These include but are not limited to: LTB-L-078709-25, LTB-T-076952-25, LTB-T-081381-25, LTB-L-033064-26.
8. The Parties agree that the Premises will be left in broom swept condition.
9. The Parties agree that the Landlord will inspect the unit prior to the Tenant vacating, and the keys will be returned at that time.
10. The Parties agree that any chattels left behind will be considered abandoned. And that the Tenant will be liable to the landlord for any chattels remaining and the removal of same.
11. The Parties agree that they will make no disparaging remarks concerning each other, whether with respect to this dispute, the facts giving rise to the dispute or otherwise.
12. The Parties shall maintain in confidence all details regarding the facts giving rise to this dispute, including the details of these Minutes of Settlement.
13. The Parties agree that they will execute, deliver and do such further acts and things, or cause to be executed, delivered and done all such further acts and things, as may reasonably be required for the purpose of giving full or better effect to the agreed upon minutes of settlement.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated, as of July 31, 2026. 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 30, 2026, then starting July 31, 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 July 31, 2026.
4. The Tenant shall pay June's rent in the amount of 794.75.
5. The Landlord shall pay certified funds of \$2,500.00 within 5 days of the execution of this order.
6. The Landlord shall pay certified funds of \$5,500.00 inclusive of costs and interest to the Tenant on or before July 14, 2026.

June 5, 2026
Date Issued

Vinuri Sivalingam
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 January 31, 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.