



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

File Number: LTB-L-025014-26

In the matter of: 3104 Daniel Way
OAKVILLE ON L6H7C5

Between: Sheng Jun Guo Landlord

And

Surksha Nayar Sarin Tenants
Naveen Sarin

Sheng Jun Guo (the 'Landlord') applied for an order to terminate the tenancy and evict Surksha Nayar Sarin and Naveen Sarin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on June 2, 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's agent James Zhang, the Landlord's legal representative Yan Li and the Tenants, Surksha Nayar Sarin and Naveen Sarin, participated in the mediation. The Tenants spoke with Tenant Duty Counsel before the start of 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 remove the Tenants listed as Sia Sarin and Jai Sarin
2. The lawful rent is \$6,088.00. It is due on the 5th day of month.
3. Based on the Monthly rent, the daily rent/compensation is \$200.15. This amount is calculated as follows: \$6,088.00 x 12, divided by 365 days.
4. The Tenants have paid \$12,000.00 to the Landlord since the application was filed.

5. The rent arrears owing to June 4, 2026 are \$18,440.00.
6. The Tenants shall pay the Landlord incurred costs of \$186.00 for filing the application.
7. The Landlord collected a rent deposit of \$6,088.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.
8. Interest on the rent deposit, in the amount of \$646.30 is owing to the Tenants for the period from July 5, 2021 to June 2, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord 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 Landlord or to the LTB in trust:**
 - \$24,714.00 if the payment is made on or before July 4, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$30,802.00 if the payment is made on or before August 4, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$36,890.00 if the payment is made on or before September 4, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$42,978.00 if the payment is made on or before October 4, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$49,066.00 if the payment is made on or before October 15, 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 October 15, 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 October 15, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$11,608.05. 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 Landlord 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 Landlord compensation of \$200.15 per day for the use of the unit starting June 3, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before October 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from October 16, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before October 15, 2026, then starting October 16, 2026, the Landlord 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 Landlord on or after October 16, 2026.

Additional conditions

10. The Tenants shall pay to the Landlord the following amounts towards the arrears owing:
 - a) \$6,208.66 towards the arrears of rent on or before June 15, 2026
 - b) \$6,208.66 towards the arrears of rent on or before August 15, 2026
 - c) \$6,208.68 towards the arrears of rent on or before October 15, 2026
11. The Tenants shall pay the monthly rent that will become due for June 2026, in full on or before **June 12, 2026**.
12. The Tenants shall also pay new rent on time and in full for the period of **July 5, 2026** through to and including **October 5, 2026**
13. If the Tenants fail to make payment in accordance with paragraph 10, 11 or 12 of this order, then the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears of rent, NSF fees and related charges that became owing after **June 4, 2026**. This may result in the Board issuing an order that terminates the tenancy before October 15, 2026.

14. If the Tenants make the payment pursuant to the paragraphs 10, 11 and 12 above, the amounts required to void the order as noted in paragraph 2 shall be reduced accordingly.

June 9, 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 expires on April 16, 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.

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 4, 2026

Rent Owing To July 4, 2026	\$36,528.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$12,000.00
Total the Tenants must pay to continue the tenancy	\$24,714.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before August 4, 2026

Rent Owing To August 4, 2026	\$42,616.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$12,000.00
Total the Tenants must pay to continue the tenancy	\$30,802.00

C. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before September 4, 2026

Rent Owing To September 4, 2026	\$48,704.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$12,000.00
Total the Tenants must pay to continue the tenancy	\$36,890.00

D. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before October 4, 2026

Rent Owing To October 4, 2026	\$54,792.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$12,000.00
Total the Tenants must pay to continue the tenancy	\$42,978.00

E. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before October 15, 2026

Rent Owing To November 4, 2026	\$60,880.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$12,000.00
Total the Tenants must pay to continue the tenancy	\$49,066.00

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

Rent Owing To June 2, 2026	\$30,156.35
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$12,000.00
Less the amount of the last month's rent deposit	- \$6,088.00
Less the amount of the interest on the last month's rent deposit	- \$646.30
Total amount owing to the Landlord	\$11,608.05
Plus daily compensation owing for each day of occupation starting June 3, 2026	\$200.15 (per day)