



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

File Number: LTB-L-026202-26

In the matter of: 310, 480 MCLEVIN AVE
SCARBOROUGH ON M1B 5N9

Between: Nirmalan Balasundaram Landlords
Thamayanthi Kanagasabai

And

Khadra Yusuf Osman Tenants
Abdirahman Adam

Nirmalan Balasundaram and Thamayanthi Kanagasabai (the 'Landlords') applied for an order to terminate the tenancy and evict Khadra Yusuf Osman and Abdirahman Adam (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlords also applied for an order to terminate the tenancy and evict the Tenants because the Tenants have been persistently late in paying the Tenants' rent.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 3, 2026. Khadra Yusuf Osman attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlords' Legal Representative, Francisco Gomez, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- a. The rental period runs from the 10th to the 9th day of each and every month.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 9, 2026.
2. **If the unit is not vacated on or before July 9, 2026, then starting July 10, 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 Landlords on or after July 10, 2026.**
4. If the rental unit has not been vacated on or before July 9, 2026, the Landlords may also collect a per diem rate of \$74.14 (based on \$2 255.00 per month X 12 months / 365 days) for use of the unit starting July 10, 2026 to the day the Tenants vacate the unit.
5. The last month's rent deposit shall be applied to the period June 10, 2026 – July 9, 2026.
6. The Tenants shall pay to the Landlords \$9 206.00, representing the rent arrears up to and including June 9, 2026 and the \$186.00 application filing fee.
7. The Tenants shall pay the amount owing, as per paragraph 6 above, on or before July 31, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing August 1, 2026.

June 8, 2026
Date Issued

Susan Parsons

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 January 10, 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.