



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025542-26

In the matter of: 144 ROSANNE CIRCLE
WASAGA BEACH ON L9Z0N1

Between: Rajveer Kaur Kaler Landlords
Fnu Lovepreet Singh
Fnu Harjeet Kaur

And

Annalise Juliet Lafonte Tenants
Randy Lafonte

Rajveer Kaur Kaler, Fnu Lovepreet Singh and Fnu Harjeet Kaur (the 'Landlords') applied for an order to terminate the tenancy and evict Annalise Juliet Lafonte and Randy Lafonte (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

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 Rajveer Kaur Kaler, the Landlords' authorized representative Harpreet Singh and the Tenant Annalise Juliet Lafonte, on behalf of both Tenants, participated in the 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 lawful rent is \$3,200.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$105.21. This amount is calculated as follows: \$3,200.00 x 12, divided by 365 days.
3. The rent arrears owing to June 30, 2026 are \$9,600.00.
4. The Landlords collected a rent deposit of \$3,200.00 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.
5. Interest on the rent deposit, in the amount of \$22.09 is owing to the Tenants for the period from February 3, 2026 to June 2, 2026.
6. The parties agree to a final, non-voidable eviction order with an eviction date of July 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under

subsections 74(4) or 74(11) of the Residential Tenancies Act, 2006 (the 'Act') by paying the outstanding rent arrears.

It is ordered on consent 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 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords 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 August 1, 2026.
4. The Tenants shall pay the Landlords any rent arrears owing up to the date of the hearing. The amount of the rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenants.
5. As of the date of the hearing, the Tenants owe the Landlords \$3,388.33. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlords compensation of \$105.21 per day for the use of the unit starting June 3, 2026 to the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

June 8, 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 of the Tenant expires on February 1, 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 Tenant must pay as the tenancy is terminated

Rent Owing To June 2, 2026	\$6,610.42
Less the amount of the last month's rent deposit	-\$3,200.00
Less the amount of the interest on the last month's rent deposit	-\$22.09
Total amount owing to the Landlords	\$3,388.33
Plus daily compensation owing for each day of occupation starting June 3, 2026	\$105.21 (per day)