



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

File Number: LTB-L-024677-26

In the matter of: BLDG 7 UNIT 1, 440 CUMBERLAND STREET
CORNWALL ON K6J5C4

Between: BEDFORD PROPERTIES & ESTATES LTD. Landlord

And

SAKSHI PATEL Tenant

BEDFORD PROPERTIES & ESTATES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict SAKSHI PATEL (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on June 1, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Sharon Harris, and the Tenant were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$51.44. This amount is calculated as follows: \$1,564.54 x 12, divided by 365 days.
3. The Tenant paid the Landlord \$186.00 for the Landlord's cost of filing the application on April 18, 2026.
4. The Landlord collected a rent deposit of \$1,532.34 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$13.40 is owing to the Tenant for the period from January 1, 2026 to June 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$51.44 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.

June 11, 2026
Date Issued

Christine Leitch
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 January 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.