



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

File Number: LTB-L-026947-26

In the matter of: Main Floor Unit, 1100 CLOVERDALE ST
OSHAWA ON L1H4E4

Between: Gopal Walia Landlord
Inder Singh Ahluwalia

And

MACKENZIE ELIZABETH WARKE Tenants
MATTHEW MICHAEL HOWLETT

Gopal Walia and Inder Singh Ahluwalia (the 'Landlord') applied for an order to terminate the tenancy and evict MACKENZIE ELIZABETH WARKE and MATTHEW MICHAEL HOWLETT (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard on June 1, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord, Gopal Walia, and the Tenant, Mackenzie Elizabeth Warke on behalf of both Tenants, were present.

As a result of the mediation 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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay the lawful monthly rent in full and on time as it comes due and owing for a period of 12 months beginning June 1, 2026 up to and including May 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before July 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.

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.