



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026497-26

In the matter of: 401, 215 Veterans Drive
Brampton ON L7A5L7

Between: Raghbir Kamoh Landlords
Baljinder Sran

And

Kimberly Duffus Tenant

Raghbir Kamoh and Baljinder Sran (the 'Landlords') applied for an order to terminate the tenancy and evict Kimberly Duffus (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on June 3, 2026.

The Landlord, Raghbir Kamoh, attended on behalf of both Landlords.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of September 30, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenant does 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.
2. The lawful monthly rent is \$2,600.00. It is due on the 1st day of each month.
3. The total amount the Tenant owes to the Landlords is \$13,186.00 including arrears of rent (\$13,000.00) and costs (\$186.00) up to June 30, 2026.
4. The Landlord collected a last month's rent deposit of \$2,600.00 on December 5, 2023 and this deposit shall be applied to the rent for September 2026, the last month of the tenancy.
5. Interest on the rent deposit, in the amount of \$159.14 is owing to the Tenant for the period from December 5, 2023 to June 3, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated and the Tenant must move out of the rental unit on or before September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.
4. The Tenant shall pay the Landlords \$1,302.86 representing arrears of rent (\$13,000.00) up to June 30, 2026 plus the application filing fee (\$186.00) minus the interest owing on the last month's rent deposit (\$159.14).
5. If the Tenant does not pay the Landlords the full amount owing on or before September 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from October 1, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenant does not vacate the rental unit on or before September 30, 2026, the Tenant shall also pay the Landlords compensation of \$85.48 per day starting October 1, 2026 and continuing until the date the Tenant vacates the rental unit.

Additional conditions

7. The Tenant shall pay to the Landlords the rent for July 2026 and August 2026 on or before the 1st day of each corresponding month.
8. If the Tenant fails to make either of the payments under paragraph 7 above in full, the Landlords may collect the entire outstanding balance from the amount set out in paragraph 4 immediately.
9. If the Tenant fails to make either of the payments in accordance with paragraph 7, and by the dates required, then the Landlords may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 7 of this order. This may result in the Board issuing an order that terminates the tenancy before September 30, 2026.

June 11, 2026
Date Issued

Angela McLaughlin
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 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.