



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019143-26

In the matter of: Main Floor, 50 SCARBORO AVE
SCARBOROUGH ON M1C1M3

Between: Jugaansan Thayalan Landlord

And

Joseph Fernando Tenant

Jugaansan Thayalan (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Fernando (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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 time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord, The Tenant, The Tenant's daughter/support/interpreter, Mary Fernando, and the Tenant's legal representative, S.Kalaimathian were present at the hearing.

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

It is agreed that:

- The parties reached consent on non-voidable order with termination date of September 30, 2026.
- The one-month non-monetary compensation for Notice N12 was provide to the Tenant. The Tenant did not pay the lawful rent in March 2026.
- The last month's rent deposit will be applied to the last month of Tenancy in September.
- No interest is owed on the last month's rent deposit.
- The lawful rent is \$1,800.00.

- The parties understood that the daily rent is \$59.18. The Tenant will pay the Landlord compensation of \$59.18 per day for the use of the unit starting October 1, 2026, until the date the Tenant moves out of the unit.
- The Landlord waived the lawful rent from June 2026 to August 2026, in exchange to be provided with a vacant possession of the rental unit on or before September 30, 2026.
- The Landlord agreed to also compensate the tenant \$5,000.00 via e-transfer on or before September 15, 2026, in exchange to be provided with a vacant possession of the rental unit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. 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 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 October 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$59.18 per day for the use of the unit starting October 1, 2026, until the date the Tenant moves out of the unit.
5. The Landlord waived the lawful rent from June 2026 to August 2026.
6. The last month's rent deposit shall be applied to the last month of tenancy in September.
7. The Landlord shall pay to the Tenant \$5,000.00 compensation on or before September 15, 2026, via e-transfer.
8. If the Landlord does not pay the Tenant the full amount in accordance with paragraph 7 of this order, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

June 16, 2026
Date Issued

Maryam Cooper
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 March 31, 2026 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.