



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

File Number: LTB-L-027664-26

In the matter of: 32 TORRANCE WOODS
BRAMPTON ON L6Y 2T2

Between: SAMIT RANJAN Landlords
KHUSUBU AGRAWALLA

And

CARLTON HEWITT Tenants
SANDY FERREIRA
DWAYNE MCINTOSH

SAMIT RANJAN and KHUSUBU AGRAWALLA (the 'Landlords') applied for an order to terminate the tenancy and evict CARLTON HEWITT, SANDY FERREIRA and DWAYNE MCINTOSH (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on June 9, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. CARLTON HEWITT and SANDY FERREIRA attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Laveena Makhijani, also participated.

The parties agreed to resolve the issues in the Landlords' application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The Tenants shall pay to the Landlords all outstanding utility costs and continue to be responsible for all utilities up to the date the tenancy is terminated.
- b. If and when all required utility costs are not paid to the Landlords, then the Landlords reserve the right to serve the appropriate notice and file an application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
2. **If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.**
4. If the rental unit has not been vacated on or before August 31, 2026, the Landlords may also collect a per diem rate of \$138.08 (\$4 200.00 per month X 12 months / 365 days) for use of the unit starting September 1, 2026 to the day the Tenants vacate the unit.
5. The last month's rent deposit shall be applied to the period August 1 – 31, 2026.
6. The Tenants shall pay to the Landlords \$10 986.0, representing the rent arrears up to and including June 30, 2026 and the \$186.00 application filing fee.
7. The Tenants shall pay, via e-transfer, the amount owing, as per paragraph 6 above, and the monthly rent as it comes due as follows:
 - a. \$2 000.00 on or before June 12, 2026;
 - b. July 2026 monthly rent (\$4 200.00) on or before July 1, 2026;
 - c. \$1 000.00 on or before August 1, 2026;
 - d. \$7 986.00 on or before August 31, 2026
8. If the Tenants fail to make any one of the payments in accordance with paragraphs 7a), 7b), and or 7c) in this Order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to this Order shall become immediately due and owing and the Landlords may, without notice to the Tenants apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

9. If there is a breach in any payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

June 16, 2026
Date Issued

Susan Parsons
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 March 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.