



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

File Number: LTB-L-029354-26

In the matter of: 1105, 179 GEORGE ST
OTTAWA ON K1N1J8

Between: Durgesh Verma Landlords
Kanchan Malviya

And

Ameer Ayube Tenant

Durgesh Verma and Kanchan Malviya (the 'Landlords') applied for an order to terminate the tenancy and evict Ameer Ayube (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

This application was scheduled to be heard by videoconference on June 10, 2026.

The Landlord, Durgesh Verma, and the Tenant attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$1,850.00. It is due on the 30th day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$60.82. This amount is calculated as follows: \$1,850.00 x 12, divided by 365 days.
3. The Landlords waive the rent/compensation of \$60.82 per day for July 30 and 31, 2026.
4. The rent arrears owing to June 29, 2026, are \$7,400.00.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlords collected a rent deposit of \$1,850.00 from the Tenant, and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy, June 30 to July 29, 2026.
7. Interest on the rent deposit, in the amount of \$18.41 is owing to the Tenant for the period from December 20, 2025, to June 10, 2026.
8. The Landlords waive the daily rent/compensation of \$60.82 per day for July 30 and 31, 2026.
9. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for termination of the tenancy. Therefore, 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.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. The Tenant shall pay the Landlords \$7,567.59. This amount represents rent arrears owing up to June 29, 2026, and the cost of filing the application. The interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenant.
5. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 19, 2026	\$1,500.00
June 29, 2026	\$1,500.00
July 13, 2026	\$1,500.00
July 28, 2026	\$3,067.59

6. If the Tenant does not pay the Landlords the amount owing in accordance with the payment schedule in paragraph 5, then on the day following the date of default, the full balance owing

becomes due and payable immediately, and the Tenant will start to owe interest. This will be simple interest calculated at 4% annually.

June 16, 2026
Date Issued

Eno Ubia
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 February 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.