



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026696-26

In the matter of: 2112, 24 MABELLE AVE
ETOBICOKE ON M9A 4X8

Between: Wilstar Management Ltd. Landlord

And

Gaurav Mangukiya Tenants
Ashishkumar Ramoliya

Wilstar Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Gaurav Mangukiya and Ashishkumar Ramoliya (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on June 9, 2026. Gaurav Mangukiya attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Eric Steiman, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- a. The Tenants indicated that on June 5, 2026, they paid \$2 015.12 to the Landlord. The Landlord shall verify the amount received and apply it to the amount to void this Order;
- b. The Tenant has paid \$1 125.75 into the LTB since the application was filed.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- **\$560.51** if the payment is made on or before June 28, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 28, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 28, 2026.**
 5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by **\$2 724.15**. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$62.65 per day for compensation for the use of the unit starting June 10, 2026 until the date the Tenants move out of the unit.
 6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
 7. If the unit is not vacated on or before June 28, 2026, then starting June 29, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 8. 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 June 29, 2026.
 9. \$1,125.75 together with any accrued interest that the Tenant paid into the LTB in trust shall be released to the Landlord by the LTB.*

June 17, 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 December 29, 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.

*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 28, 2026

Rent Owing To June 30, 2026	\$1 500.26
Application Filing Fee	\$186.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$1,125.75
Total the Tenant must pay to continue the tenancy	\$560.51

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date (June 9, 2026)	\$158.61
Application Filing Fee	\$186.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$1,125.75
Less the amount of the last month's rent deposit	- \$1,905.50
Less interest owing on the last month's rent deposit	-\$37.51
Total amount owing to the Landlord	\$(2 724.15)
Plus daily compensation owing for each day of occupation starting June 10, 2026	\$62.65 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	