



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-049570-26

In the matter of: 26 PEGLER ST
AJAX ON L1S7M3

Between: AMANDEEP SINGH MOONDIAN Landlords
SANDEEP KAMAL MOONDIAN

And

VIMALARUBAN PIRIYATHARSINI Tenants
JEYARAJAH VIMALARUBAN

AMANDEEP SINGH MOONDIAN and SANDEEP KAMAL MOONDIAN (the 'Landlords') applied for an order to terminate the tenancy and evict VIMALARUBAN PIRIYATHARSINI and JEYARAJAH VIMALARUBAN (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on May 22, 2026, with respect to application LTB-L-105260-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlords can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. The Landlords originally filed this L4 application ('application') on June 8, 2026, noting two Landlords as Amandeep Singh Moondian and Sandeep Kamal Moondian. The prior order LTB-L-105260-25 notes three Landlords; Amandeep Singh Moondian, Sandeep Kamal Moondian, and Ankush Bansai. Further, the prior order LTB-L-105260-25 notes there are two Tenants as Vimalaruban Piriyaatharsini and Jeyarajah Vimalaruban. However, the application notes the Tenant names differently. The application notes the Tenants as Vimalaruban Jeyarajah and Jeyarajah Vimalaruban. An endorsement was issued by the LTB on June 11, 2026, directing the Landlords by June 18, 2026 to provide an explanation why there are three named Landlords in LTB-L-105260-25 but only two Landlords named in the application. The Landlords were also directed to confirm the names of the Tenants as currently they differ from what is noted in LTB-L-105260-25.
3. On June 12, 2026, the Landlords filed a request to amend the application to include only Amandeep Singh Moondian and Sandeep Kamal Moondian as the named Landlords because Ankush Bansai is a legal representative (not a Landlord). The Landlords also

request the application be amended to reflect the named Tenants as Vimalaruban Piriatharsini and Jeyarajah Vimalaruban as noted in LTB-L-105260-25. The Landlords advise that the Tenant names were incorrectly noted in the application when it was originally filed.

4. The application is amended to reflect the Landlords as Amandeep Singh Moondian and Sandeep Kamal Moondian and the Tenants as Vimalaruban Piriatharsini and Jeyarajah Vimalaruban. I find there is no prejudice to the Tenants in amending the application because both Tenants and both Landlords are named in LTB-L-105260-25.
5. I find that the Tenants have not met the following conditions specified in the order:
 - **The Tenants failed to pay \$1,000.00 towards the outstanding arrears in full on or before May 27, 2026; and**
 - **The Tenants failed to pay the lawful rent of \$3,150.00 for June 2026, in full on or before June 1, 2026.**
6. The previous application includes a request for an order for the payment of arrears of rent and the order requires the Tenants to make payments by specific due dates. Accordingly, in addition to eviction, the Landlords is entitled to request an order for the payment of arrears owing.
7. The Tenants were required to pay \$13,786.00 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$13,786.00 and that amount is included in this order. This order replaces order LTB-L-105260-25.
8. Since the date of the previous order, the Tenants have failed to pay the full rent that became owing for the period from June 1, 2026, to June 30, 2026.
9. The Landlords collected a rent deposit of \$3,150.00 from the Tenants and this deposit is still being held by the Landlords.
10. Interest on the rent deposit is owing to the Tenants for the period from October 30, 2024, to June 22, 2026.
11. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.
12. The Landlords is entitled to daily compensation from the day after this order is issued to the date the Tenants move out of the unit at a daily rate of \$103.56. This amount is calculated as follows: \$3,150.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-105260-25 is cancelled.
2. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 3, 2026.

3. If the unit is not vacated on or before July 3, 2026, then starting July 4, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 July 4, 2026.
5. The Tenants shall pay to the Landlords \$12,792.80*. **(Less any payments made by the Tenants after this application was filed on June 8, 2026).** This amount represents the rent owing up to June 22, 2026, and the cost of filing the previous application, less the rent deposit and interest the Landlords owe on the rent deposit.
6. The Tenants shall also pay to the Landlords \$103.56 per day for compensation for the use of the unit starting June 23, 2026, to the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before July 3, 2026, the Tenants will start to owe interest. This will be a simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.

June 22, 2026
Date Issued

Kimberly Parish
Vice-Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenants have until July 2, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenants file the motion by July 2, 2026, the order will be stayed, and the LTB will schedule a hearing.

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 January 4, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenants must pay the Landlords:**

Reason for amount owing	Period	Amount
Amount owing from previous order	Up to May 31, 2026	\$13,786.00
New Arrears	June 1, 2026, to June 22, 2026	\$2,278.32
Less the rent deposit:		-\$3,150.00
Less the interest owing on the rent deposit	October 30, 2024, to June 22, 2026	-\$121.52
Plus, daily compensation owing for each day of occupation starting June 23, 2026		\$103.56 (per day)
Total the Tenants must pay the Landlords:		\$12,792.80 +\$103.56 per day starting June 23, 2026