



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-043653-26

In the matter of: 5055 ALYSSA DR
BEAMSVILLE ON L3J1W5

Between:	Amarpreet Dhody Amaita Singh Akshay Iyer Deepa Iyer	Landlords
and		
	John Wrotkowski Isabel Wrotkowski	Tenant

Amarpreet Dhody, Amaita Singh, Akshay Iyer and Deepa Iyer (the 'Landlords') applied to the Landlord and Tenant Board for an order to terminate the tenancy and evict John Wrotkowski and Isabel Wrotkowski (the 'Tenant') because the Landlords served an N12 notice to the Tenants and in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

The parties elected to participate in LTB-facilitated mediation through the Tribunals Ontario online dispute resolution (ODR) portal and assisted by a Dispute Resolution Officer. The Landlord's Representative Judith Callendar, Paralegal, and both Tenants participated by a conference call.

The parties settled the Landlords' application and agreed to a Consent Order. I was satisfied that the parties understood the terms of their consent as set out in the Order below. Specifically, I was satisfied that the Tenants understood the consequences of agreeing to the termination of the tenancy.

Agreed Facts:

1. The Tenants were in possession of the rental premises. However, the parties agree their tenancy will terminate on **July 15, 2026**, with enforcement provisions.
2. Based on the information provided by the parties, the requisite one month's rent compensation under s.48(1) of the Residential Tenancies Act (RTA) was sent by e-transfer to the Tenants on June 10, 2026. The lawful monthly rent is **\$2,613.75**.

3. The Tenant's last month's rent deposit will be applied to the rent for the last rental period of the tenancy, being June 15, 2026, up to July 15, 2026.
4. If the Tenants do not vacate by July 15, 2026, the daily compensation starting July 16, 2026, is calculated based on the monthly rent of \$2,613.75 x 12 months/365 days = \$85.93.

On consent of the parties, it is ordered that:

- [1] The tenancy shall terminate on or before **July 15, 2026**, in a final way. The Tenants shall remove all belongings, leave the premises in a broom-swept condition, return the keys, and vacate.
- [2] If the unit is not vacated on or before July 15, 2026, then starting July 16, 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 Sheriff is directed to give vacant possession of the unit to the Landlords on or after July 16, 2026.
- [4] If the Tenants do not move out of the rental unit and return vacant possession to the Landlords, by July 15, 2026. The Tenants shall also pay the Landlord compensation of \$85.93 per day for the use of the unit starting July 16, 2026, until the date the Tenants move out of the unit.
- [5] The Landlords waive the filing fee for this application.
- [6] According to the consent of the parties, the Landlord's application before the LTB is resolved.

June 23, 2026

Date Issued

C. M. Landon

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 January 16, 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.