



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028350-26

In the matter of: 40, 166 Eastbourne Avenue
Toronto ON M5P2G6

Between: NJS Foremost Y&E Limited Partnership Landlord

And

Gurbhej Singh Tenant

NJS Foremost Y&E Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Gurbhej Singh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on June 10, 2026.

The Landlord's Legal Representative, Sylwia McArthur, attended on behalf of the Landlord.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of June 30, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, 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.
2. The lawful monthly rent is \$1,820.00. It is due on the 1st day of each month.
3. The total amount the Tenant owes to the Landlord is \$2,006.00 including arrears of rent (\$1,820.00) and costs (\$186.00) up to June 30, 2026.
4. The Landlord collected a last month's rent deposit of \$1,820.00 on January 1, 2026 and this deposit shall be applied to the outstanding arrears.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord 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 Landlord on or after July 1, 2026.
4. The Tenant shall pay the Landlord \$186.00 representing the application filing fee.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenant does not vacate the rental unit on or before June 30, 2026, the Tenant shall also pay the Landlord compensation of \$59.83 per day starting July 1, 2026 and continuing until the date the Tenant vacates the rental unit.

June 19, 2026
Date Issued

Angela McLaughlin
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 January 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.