



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

File Number: LTB-L-021012-26

In the matter of: 1015, 191 SHERBOURNE ST
TORONTO ON M5A3X1

Between: Maddox Sherbourne Dorchester Tyndall LP Landlord

And

Abhilashnad Sundaran Tenant
Vaibhavi Rajesh
Satwik Arugonda

Maddox Sherbourne Dorchester Tyndall LP (the 'Landlord') applied for an order to terminate the tenancy and evict Abhilashnad Sundaran, Vaibhavi Rajesh and Satwik Arugonda (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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

Prior to the hearing date, on June 12, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Kevin Lundy, the Tenants, Satwik Arugonda and Abhilashnad Sundaran, who represented the Tenant who was not in attendance, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The parties mutually agreed to terminate the tenancy on August 1, 2026.
2. The Tenants agree vacate the rental unit on or before August 1, 2026.

3. Based on the monthly rent, the daily compensation is \$79.35. This amount is calculated as follows: $\$2,413.54 \times 12$, divided by 365 days.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 1, 2026.
2. If the unit is not vacated on or before August 1, 2026, then starting August 2, 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 August 2, 2026.
4. If the Tenants remain in possession of the unit on August 2, 2026 The Tenants shall also pay the Landlord compensation of \$79.35 per day for the use of the unit starting August 2, 2026 until the date the Tenants moves out of the unit.
5. This resolves all issues with the tenancy as of the date of the hearing.

June 22, 2026
Date Issued

Michelle Forrester
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 2, 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.

