



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

File Number: LTB-L-032349-26

In the matter of: Basement unit (room#3) , 68 GRANGE AVE
TORONTO ON M5T1C9

Between: Minyao He Landlord

And

Prateek Sidhu Tenant

Minyao He (the 'Landlord') applied for an order to terminate the tenancy and evict Prateek Sidhu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord Minyao He, The Landlord's Interpreter, Minxing He and the Tenant participated in the mediation. The Tenant didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of July 31, 2026. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$800.00. It is due on the day first day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$26.30. This amount is calculated as follows: \$800.00 x 12, divided by 365 days.
4. The rent arrears owing to June 30, 2026 are \$4,000.00
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord will waive \$2,586.00 of the arrears for exchange of the Tenancy ending on or before July 31, 2026.

7. The Last month Rent will be applied to the last month of the Tenancy, July 2026 rent.
8. The Tenant waives the interest on the last month rental deposit.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before July 31, 2026.
2. The Tenant shall pay to the Landlord \$800.00 which represents the arrears of rent up until June 30, 2026, less the Compensation by the Landlord of \$2,586.00 for an exchange of termination of tenancy on or before July 31, 2026.
3. The Tenant shall pay to the Landlord \$800.00 on or before June 19, 2026.
4. If the Tenant does not pay the Landlord the full amount owing, the Tenant will start to owe interest. Simple Interest will be calculated (pursuant to the *Courts of Justice Act*) on any balance outstanding commencing the date following the breach.
5. The Landlord shall waive \$2,586.00 of the rental arrears owed to June 30, 2026 for exchange of the Tenancy terminating on July 31, 2026.
6. The Tenant shall also pay the Landlord compensation of \$26.30 per day for the use of the unit starting August 1, 2026 to the date the Tenant moves out of the unit.
7. The last month's rent deposit being held by the Landlord will be applied to the July 2026 rental period.
8. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 1, 2026.

June 26, 2026
Date Issued

Monique Browne
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 8, 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.