



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

File Number: LTB-L-031643-26

In the matter of: BASEMENT UNIT, 3074 COUNTRY LANE
WHITBY ON L1P1M3

Between: ARUL KANDASAMY Landlords
KEVIN GUNARATNAM

And

MIRANDA MCNEIL Tenant

Arul Kandasamy and Kevin Gunaratnam (the 'Landlords') applied for an order to terminate the tenancy and evict Miranda McNeil (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The application was scheduled to be heard by video conference on June 17, 2026.

Before the start of the hearing the Landlords Arul Kandasamy and Kevin Gunaratnam, the Landlords' legal representative Naseer Ahmed and the Tenant engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord's name will be amended to read as "Kevin Gunaratnam"
2. The lawful rent is \$1,500.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.

4. The Tenant has paid \$3,000.00 to the Landlords since the application was filed.
5. The rent arrears owing to June 30, 2026 are \$6,000.00.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$53.03 is owing to the Tenant for the period from December 20, 2024 to June 17, 2026.
9. The parties agree to a final, non-voidable eviction order with an eviction date of July 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do 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.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. The Tenant shall pay the Landlords any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenant.
3. As of the date of the hearing, the Tenant owes the Landlords \$3,971.41. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlords compensation of \$49.32 per day for the use of the unit starting June 18, 2026 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlords the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

7. 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 August 1, 2026.

June 23, 2026

Date Issued

Diego Fernandez-Stoll

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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To June 17, 2026	\$8,338.44
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	-\$3,000.00
Less the amount of the last month's rent deposit	-\$1,500.00
Less the amount of the interest on the last month's rent deposit	-\$53.03
Total amount owing to the Landlords	\$3,971.41
Plus daily compensation owing for each day of occupation starting June 18, 2026	\$49.32 (per day)