



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

File Number: LTB-L-029838-26

In the matter of: 634017 HWY 10
MONO ON L9W5P4

Between: PARVEEN DHALIWAL Landlord
AMBER SHARMA

And

SHAWN ERNEST OLDFORD Tenants
CRYSTAL PRESTON

PARVEEN DHALIWAL and AMBER SHARMA (the 'Landlords') applied for an order to terminate the tenancy and evict SHAWN ERNEST OLDFORD and CRYSTAL PRESTON (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 10, 2026.

The Landlord's legal representative, George Berger, The Landlord, Parveen Dhaliwal, The Tenant, Shawn Ernest Oldford and the Tenants' legal representative, David Seed were present.

The parties reached consent and agreed on all matters at issue in this application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is agreed that:

1. The parties reached consent on non-voidable order with termination date of July 15, 2026.
2. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The parties agreed on consent that the lawful rent is \$5,350.00. It is due on the 1st day of each month, both parties understood the Notice N4 is defective.
5. Based on the Monthly rent, the daily rent/compensation is \$175.89. This amount is calculated as follows: \$5,350.00 x 12, divided by 365 days.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The rent arrears and costs owing to June 30, 2026, are \$28,086.00.
8. The Landlords collected a rent deposit of \$5,100.00 from the Tenants and this deposit is still being held by the Landlords.
9. The parties agreed on consent that the last month's rent deposit will be applied to last month of tenancy in July from July 1 to July 15, 2026, and the remainder will be deducted from the total rent arrears and costs owing to June 30, 2026. The Landlords agreed to waive the total balance of rent arrears and costs owing to June 30, 2026, in exchange to be provided with a vacant possession of the rental unit on or before July 15, 2026. No interest is owed on the last month's rent deposit.
10. The Landlords agreed to provide the Tenants access to the residential complex until July 31, 2026, to remove the RV (Recreational Vehicle), the outdoor storage, and to also remove all belongings from the garage and clear the garage entirely.
11. Both parties understood this order only resolves the L1 application.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated on July 15, 2026.
2. The Tenants must move out on or before July 15, 2026.
3. 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.
4. 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 July 16, 2026.
5. The Tenants shall also pay the Landlords compensation of \$175.89 per day for the use of the unit starting July 16, 2026, until the date the Tenant moves out of the unit.
6. The total rent arrears and costs owing to June 30, 2026, are \$28,086.00
7. The last month's rent deposit shall be applied to the last month of Tenancy in July from July 1, 2026, to July 15, 2026. The balance of the last month's rent deposit shall be deducted from the total rent arrears and costs owing to June 30, 2026.
8. The Landlords waived the total balance of rent arrears and costs owing to June 30, 2026, in exchange to be provided with a vacant possession of the rental unit on or before July 15, 2026.

June 25, 2026
Date Issued

Maryam Cooper
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 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.

