



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031975-26

In the matter of: Basement, 11 Stedford Cres
Brampton ON L7A4P6

Between: Nishanth Korunu Landlord

And

Nicole Frances Cormier Tenant

Nishanth Korunu (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Frances Cormier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes

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

The parties attended a hearing on June 17, 2026 by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Nishanth Korunu and the Tenant, Nicole Frances Cormier, participated in the mediation. 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 terms and consequences of their consent.

The parties agreed that:

1. The lawful rent is \$1,700.00. It is due on the 5th day of each month.
2. The rent arrears owing to July 4, 2026 are \$10,200.00.
3. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord is holding a rent deposit of \$1,700.00 which was collected on August 29, 2025 and to date no interest has been applied.
5. Interest on the rent deposit, in the amount of \$29.93 is owing to the Tenant for the period from August 29, 2025 to June 17, 2026.
6. The Landlord is holding a key deposit in the amount of \$100.00 which will also be applied to the arrears of rent.
7. The Tenant's rent deposit, the interest and the key deposit will be deducted from the arrears and costs making the total amount owing \$8,571.07.

8. The Landlord waives any rent that may become due and payable for the period of July 5, 2026 through to and including July 20, 2026.
9. The parties agree to a final, non-voidable eviction order with an eviction date of July 20, 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.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 20, 2026.
2. The Tenant shall pay the Landlord 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 Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
3. The Tenant shall pay to the Landlord \$8,571.07 for arrears of rent and costs.
4. The Tenant shall also pay the Landlord compensation of \$55.89 per day for the use of the unit starting July 21, 2026 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before July 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 21, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 20, 2026, then starting July 21, 2026, the Landlord 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 Landlord on or after July 21, 2026.

June 24, 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 January 21, 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.