



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030642-26

In the matter of: 48 MELMAR ST
BRAMPTON ON L7A5K6

Between: Manmohan Ahuja Landlord

And

Kadian Douglas Tenant

Manmohan Ahuja (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Kadian Douglas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 15, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's representative, Shikha Kapoor, and the Tenant, 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 Landlord served the Tenant 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,400.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$111.78. This amount is calculated as follows: \$3,400.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,180.60 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$18,839.68.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered on consent that:

1. The Tenant owes the Landlord \$19,025.68. This amount represents \$18,839.68 for arrears of rent to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from July 1, 2026, to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
3. If the Tenant fails to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

4. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.

5. The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:

- \$19,025.68 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$19,025.68, plus all rent that has become due and owing under paragraph 2 of this order if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$19,025.68, plus all rent that has become due and owing under paragraph 2 of this order if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$19,025.68, plus all rent that has become due and owing under paragraph 2 of this order if the payment is made on or before September 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$19,025.68, plus all rent that has become due and owing under paragraph 2 of this order if the payment is made on or before October 15, 2026. See Schedule 1 for the calculation of the amount owing.
6. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after October 15, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 7. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before October 15, 2026.**
 8. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$17,302.10. This amount represents rent arrears owing up to the date of the hearing, June 15, 2026, and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
 9. The Tenant shall also pay the Landlord compensation of \$111.78 per day for the use of the unit starting October 16, 2026, until the date the Tenant moves out of the unit.
 10. If the Tenant does not pay the Landlord the full amount owing on or before October 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from October 16, 2026, at 4.00% annually on the balance outstanding.
 11. If the unit is not vacated on or before October 15, 2026, then starting October 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 12. 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 October 16, 2026.

June 29, 2026
Date Issued

Dillanique Knight
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 April 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$22,020.28
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,180.60
Total the Tenant must pay to continue the tenancy	\$19,025.68

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing To July 31, 2026	\$25,420.28
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,180.60
Less rent for July 2026	-\$3,400.00
Total the Tenant must pay to continue the tenancy	\$19,025.68

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2026

Rent Owing To August 31, 2026	\$28,820.28
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,180.60
Less rent for July 2026	-\$3,400.00
Less rent for August 2026	-\$3,400.00
Total the Tenant must pay to continue the tenancy	\$19,025.68

D. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before September 30, 2026

Rent Owing To September 30, 2026	\$32,220.28
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,180.60
Less rent for July 2026	-\$3,400.00
Less rent for August 2026	-\$3,400.00
Less rent for September 2026	-\$3,400.00
Total the Tenant must pay to continue the tenancy	\$19,025.68

E. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before October 15, 2026

Rent Owing To October 31, 2026	\$35,620.28
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,180.60
Less rent for July 2026	-\$3,400.00
Less rent for August 2026	-\$3,400.00
Less rent for September 2026	-\$3,400.00
Less rent for October 2026	-\$3,400.00
Total the Tenant must pay to continue the tenancy	\$19,025.68

F. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$20,296.70
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,180.60
Total amount owing to the Landlord	\$17,302.10
Plus daily compensation owing for each day of occupation starting June 16, 2026	\$111.78 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	