



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-044097-26

In the matter of: 88 DAVIDSON DR
STRATFORD ON N5A0J5

Between: Amaninder Dhillon, Amardeep Sootdhar Landlord

and

Stephanie Rousselle, James Cummings Tenant

Amaninder Dhillon and Amardeep Sootdhar (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Rousselle and James Cummings (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 23, 2026. Instead, the Landlord's Legal Representative Muhammad Malik and Tenant James Cummings, who had consulted with Tenant Duty Counsel, and who represented both Tenants, engaged in private settlement discussions and then participated in a mediation session. Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,750.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$90.41. This amount is calculated as follows: $\$2,750.00 \times 12$, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$13,750.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$3,250.00 from the Tenant and this deposit is still being held by the Landlord. 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 \$322.66 is owing to the Tenant for the period from April 28, 2022, to June 23, 2026.
9. The Landlord is waiving 50% of the lawful rent for August 2026 in exchange for termination. This makes the lawful rent for August 2026 \$1,375.00.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. **The Tenant must move out of the rental unit on or before August 31, 2026.**
3. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord 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 Landlord on or after September 1, 2026.
5. If the Tenant vacates the rental unit today, the Tenant shall pay to the Landlord \$9,692.77. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$90.41 per day for the use of the unit starting June 24, 2026, until the date the Tenant moves out of the unit.
7. The Tenant shall pay the Landlord the balance via e-transfer at amanindar@gmail.com as follows:
 - \$500.00 monthly, on or before the 15th day of each month, beginning September 15, 2026, until the arrears are paid in full.
8. If the Tenant fails to make any of the payments, then the outstanding balance becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated annually at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting the day after the date of default.

June 25, 2026
Date Issued

Lindsay Phomin
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 March 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 when the tenancy is terminated

Rent Owing To Hearing Date	\$13,079.43
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,250.00
Less the amount of the interest on the last month's rent deposit	- \$322.66
Total amount owing to the Landlord	\$9,692.77
Plus daily compensation owing for each day of occupation starting June 24, 2026	\$90.41 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	