



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-045354-26

In the matter of: 103 WERRY AVENUE
DUNDALK ON N0C1B0

Between: BODIYABADUGE JOSEPH PERERA Landlord

And

FELICIA A SOBARAM Tenants
WENDELL AZIZ

BODIYABADUGE JOSEPH PERERA (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict FELICIA A SOBARAM and WENDELL AZIZ (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

BODIYABADUGE JOSEPH PERERA (the 'Landlord') also applied for an order requiring FELICIA A SOBARAM and WENDELL AZIZ (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was scheduled to be heard on June 22, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Hearings Officer, Dillanique Knight.

The Landlord's Representative, Liam Walker, the Landlord, and the Tenant Felicia A. Sobaram on behalf of both Tenants 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.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. The Tenants owe the Landlord \$5,819.21. This amount includes rent arrears owing to June 30, 2026, and the cost of filing the application less the rent deposit and interest the Landlord owes on the rent deposit.

3. The Tenants owe the Landlord \$783.19 in water bills from March 1, 2026, to April 30, 2026.
4. The Tenants shall pay all amounts owing (\$6,602.40) as outlined in paragraphs 2 and 3 as follows:
 - a) \$500.00 on or before the 20th day of each month starting July 20, 2026, until the total amount owing is paid in full.
5. The Tenants shall also pay the Landlord compensation of \$97.32 per day for the use of the unit starting July 1, 2026, until the date the Tenants move out of the unit.
6. If the Tenants fail to make any payments as set out in this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the Residential Tenancies Act 2006.
7. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 1, 2026.

June 30, 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 of the Tenant expires on January 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.