



DEC 15, 2023

**Order under Section 206
Residential Tenancies Act, 2006**

Citation: Sandhu v Gamble, 2023 ONLTB 81834

Date: 2023-12-15

File Number: LTB-L-082845-23

In the matter of: 2242 GRAINGER LOOP
INNISFIL, ON L9S 0N1

Between: Tanveer Sandhu Landlords
Jagdeep Thandi

And

Evan Robert Gamble Tenants
Michelle Lauren Bomberry

Tanveer Sandhu and Jagdeep Thandi (the 'Landlords') applied for an order to terminate the tenancy and evict Evan Robert Gamble and Michelle Lauren Bomberry (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlords and the Tenants filed a written agreement with the LTB on December 12, 2023 to resolve the Landlords' application.

Determinations:

1. The agreement reached by the Landlords and the Tenants resolves the Landlords' application.
2. The agreement has been signed by the Landlords and the Tenants.
3. The agreement was filed with the LTB before the hearing for the Landlords' application.
4. As a result of this order, no hearing will be held.

Based on the parties' agreement, it is ordered that:

1. The Tenants shall pay the Landlords \$8,436.00, which includes:
 - o \$8,250.00 for arrears owing up to December 31, 2023 and;
 - o \$186.00 for the fee paid by the Landlords for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:

1. \$1,750.00 on or before December 18, 2023.
 2. \$1,750.00 on or before January 1, 2024.
 3. \$1,750.00 on or before January 15, 2024.
 4. \$1,750.00 on or before January 29, 2024.
 5. \$1,436.00 on or before February 12, 2024.
3. The Tenants shall also pay the Landlords the full rent on or before the first day of each month for the period from December 2023 up to and including February 2024 or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenants do not make any of the payments required in paragraphs 2 or 3 in full and on time:
- The Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlords must make the application within 30 days of a breach of condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.

OR

- The Landlords may ask the LTB to reopen the application no later than 30 days after the Tenants' breach. This will result in a hearing at the LTB.
5. Either the Landlords or the Tenants can ask the LTB to reopen the application within 30 days of date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

December 15, 2023
Date Issued



Camille Clyne
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.