



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: Sankaran v Nguyen, 2023 ONLTB 72761

Date: 2023-11-08

File Number: LTB-L-029675-23

In the matter of: 1111, 38 MONTE KWINTER CRT
NORTH YORK ON M3H0E2

Between: Rajeswari Sankaran
Rajaram Jayachandran

And

Van Nguyen

I hereby certify this is a
true copy of an Order dated
NOV 08, 2023
Landlord and Tenant Board

Landlord

Tenant

Rajeswari Sankaran and Rajaram Jayachandran (the 'Landlord') applied for an order to terminate the tenancy and evict Van Nguyen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 26, 2023.

The Landlords attended the hearing and were represented by Sharda Sankar Bickram Singh, a licensed paralegal. The Tenant attended the hearing and was self-represented.


The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy shall terminate effective January 14, 2024.
2. The last month's rent deposit shall be applied to rent for December 15, 2023.
3. If the Tenant does not vacate the unit by January 14, 2024, then starting January 15, 2024, the Landlords may file this order with the Court Enforcement Office (Sheriff)
4. Upon receipt of this order, the Sheriff is directed to give vacant possession of the rental unit to the Landlords, on or after January 15, 2024
5. The Tenant shall pay to the Landlords \$14,850.00 for arrears of rent up to November 14, 2023.
6. The Tenant shall pay to the Landlords the amount set out in paragraph 5 on or before January 8, 2024.

7. If the Tenant does not pay the full amount owing on or before January 8, 2024, they will start to owe interest on any unpaid amounts beginning January 9, 2024. This will be simple interest calculated at a rate of 7.00% annually
8. The Tenant shall pay the monthly rent for November 2023 on or before November 15, 2023
9. If the Tenant fails to make the payment in accordance with paragraph 8 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 5 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 November 14, 2023.
10. If the Tenant complies fully with the terms of this order, all issues in the tenancy will be resolved and the Landlords will undertake to withdraw LTB-L-034625-23, currently scheduled to be heard on January 10, 2024.

November 8, 2023
Date Issued


Andrew Rowell
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 July 15, 2024 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