



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

**Citation:** Rajkumar v Williams, 2023 ONLTB 66243

**Date:** 2023-10-05

**File Number:** LTB-L-037088-23  
LTB-L-029593-23

**In the matter of:** 7 FANNING TRAIL  
BRAMPTON ON L6P4J4

**Between:** Vishnu Rajkumar  
Akila Balamuruganandam

**And**

Marcia Williams  
Shadey Tutu

I hereby certify this is a  
true copy of an Order dated  
**OCT 05, 2023**  
Landlord and Tenant Board

Landlords

Tenants

Vishnu Rajkumar and Akila Balamuruganandam (the 'Landlords') applied for an order to terminate the tenancy and evict Marcia Williams and Shadey Tutu (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 application).

The Landlords also applied for an order to terminate the tenancy and evict the Tenants because the Landlords require possession of the rental unit for the purpose of residential occupation. The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date (L2 application).

This application was heard by videoconference on September 25, 2023.

The Landlord's Representative, Lisa Barder, the Landlords, and the Tenant, Marcia Williams, attended the hearing. The Tenant spoke to Tenant Duty Counsel prior to the hearing.

At the hearing, the parties consented to the following order in full satisfaction of all issues raised the Landlords' applications.

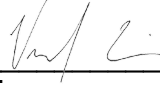
**Agreed facts:**

1. The Landlords waive the arrears of \$23,600.00 up to and including September 30, 2023.
2. The Landlords are not seeking the costs of the filing fees for the L1 application and L2 application.
3. The last month's rent deposit in the amount of \$3,200.00 is to be applied to the month of November 2023.
4. This Order resolves all issues with respect to the tenancy up to the date of the hearing.

**On consent it is ordered that:**

1. The tenancy between the Landlords and the Tenants is terminated in a final way effective November 30, 2023. The Tenants must move out of the rental unit on or before November 30, 2023.
2. If the unit is not vacated on or before November 30, 2023, then starting December 1, 2023, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 December 1, 2023.
4. The Tenants shall pay to the Landlord the rent for October 2023 in the amount of \$3,200.00 on or before October 15, 2023.
5. If the Tenants fail to make the payment in paragraph 4, the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy earlier than November 30, 2023 and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after September 30, 2023.

**October 5, 2023**  
**Date Issued**

  
\_\_\_\_\_  
Vicky Liu  
Member, 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 June 1, 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.