



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

**Citation:** Royal York Property Management Inc. v Graham, 2024 ONLTB 23861

**Date:** 2024-04-15

**File Number:** LTB-L-085631-23

**In the matter of:** 75 KEBA CRES  
TILLSONBURG ON N4G0K7

**Between:** Royal York Property Management Inc.  
Rajinder Singh

**And**

Garrad G Graham

I hereby certify this is a  
true copy of an Order dated  
**APR 15, 2024**  
Landlord and Tenant Board

Landlords

Tenant

Royal York Property Management Inc. and Rajinder Singh (the 'Landlords') applied for an order to terminate the tenancy and evict Garrad G Graham (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 25, 2024.

The Landlord's Agent, Ruby Dhaliwal, the Landlord's Legal Representative Samila Wasalat and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the L1 application and requested an order on consent. I am satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties consented to the following order.

**Agreed facts:**

1. The rent arrears owing to March 31, 2024 are \$16,800.00.
2. There is a last month's rent deposit in the amount of \$2,400.00 collected on June 1, 2023, and no interest has been paid.
3. The parties agreed to a non-voidable eviction order. As I explained at the hearing, this means the order does not provide the Tenant with an opportunity to continue the tenancy by paying all of the arrears and costs.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenant shall terminate on April 15, 2024.

2. The Tenant shall pay to the Landlord **\$14,536.85**. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before September 15, 2024, the Tenant will start to owe interest. This will be simple interest calculated from September 16, 2024 at 7.00% annually on the balance outstanding.
4. If the unit is not vacated on or before April 15, 2024, then starting April 16, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 April 16, 2024.

**April 15, 2024**  
**Date Issued**



---

Fotoula Hatzantonis  
Member, Landlords 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.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**Amount the Tenant must pay upon termination of the tenancy**

Rent Owing To Hearing Date	\$16,800.00
Application Filing Fee	\$186.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,400.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$49.15
<b>Total amount owing to the Landlord</b>	<b>\$14,536.85</b>