



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007106-25

In the matter of: Unit B, 1208 WEST 5TH ST
HAMILTON ON L9B1J6

Between: Babu James
Sangeetha James

And

Ian Burroughs
Krystal Randles

I hereby certify this is a
true copy of an Order dated

MAY 07, 2025

[Signature]
Landlord and Tenant Board

Landlords

Tenants

Babu James and Sangeetha James (the 'Landlords') applied for an order to terminate the tenancy and evict Ian Burroughs and Krystal Randles (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 30, 2025.

The Landlord's legal representative, Sara Murtadha, and the Tenants attended the hearing.

The parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of the joint submission.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.


When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2025.
2. If the Tenant does not vacate the unit on or before May 31, 2025, then starting June 1, 2025, the Landlord 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 June 1, 2025.

4. The parties agree that the Tenant owes the Landlord \$13,801.00 in rent arrears and costs to April 30, 2025.
5. The parties further agree that the Landlord collected a rent deposit of \$2,200.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit, in the amount of \$71.73 is owing to the Tenant for the period of November 1, 2023, to April 30, 2025.
7. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. After these deductions, the Tenant owes the Landlord \$11,529.27.
8. The parties agree that the lawful rent is \$2, 200.00. Based on the monthly rent, the daily rent/compensation is \$73.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
9. The Tenants shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting May 1, 2025, until the date the Tenant moves out of the unit.
10. If the Tenant does not pay the Landlord the full amount owing by May 31, 2025, the Tenant will owe interest. This will be simple interest calculated from June 1, 2025, at 5.00% annually on the balance outstanding.

May 7, 2025
Date Issued



Melissa Anjema
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 December 1, 2025 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.