



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-080397-25

In the matter of: 604, 2225 Eglinton Ave E
Toronto ON M1K2M7

Between: Merkur Properties Landlord

And

Chatram Ramdhani Tenants
Clarissa Adams

Merkur Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Chatram Ramdhani and Clarissa Adams (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on December 17, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Rosanna Salerno, and the Tenant, Clarissa Adams, were present. The Tenant did not speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$1,561.16 which includes \$1,375.16 arrears of rent up to December 31, 2025, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
December 19, 2025	\$1,000.00
January 16, 2026	\$561.16

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on January 2, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 8, 2026

Date Issued

Michelle Forrester

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.