



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

File Number: LTB-L-087450-25

In the matter of: 311, 139 MARY ST N
OSHAWA ON L1G 7X1

Between: New Hope Non-Profit Dwellings (Durham) Inc. Landlord

And

Rayshma Persaud Tenant

New Hope Non-Profit Dwellings (Durham) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rayshma Persaud (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard by video conference on December 18, 2025. Before the start of the hearing, the Landlord's Representative, Paralegal, Cathy Corsetti, and the Tenant, Rayshma Persaud advised that the parties had reached an agreement. The Tenant did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$186.00 which represents the application filing fee.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$62.00 on or before January 21, 2026
 - b) \$62.00 on or before February 21, 2026
 - c) and the final payment of \$62.00 on or before March 21, 2026

4. The Tenant shall pay to the Landlord the lawful monthly rent in full on or before the first day of each month starting January 1, 2026, through to and including December 1, 2026.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 9, 2026
Date Issued

Pauline Brewster
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.