



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

File Number: LTB-L-095452-25

In the matter of: 511, 6 FOREST LANEWAY
Toronto ON M2N5X9

Between: Axes Investments Inc. Landlord

And

Thara Manojkumar Karia Tenant

Axes Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Thara Manojkumar Karia (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 22, 2025.

The Landlord's legal representative, Martin Zarnett, a licensed paralegal, accompanied by the Landlord's full-time employee, Cornelia Frasis, and the Tenant attended the hearing.

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 arrears of rent in the amount of \$1611.36 owing by the Tenant will be paid to the Landlord by December 31, 2025.
3. If the Tenant fails to make the payment in accordance with paragraph 2 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to Section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring the Tenant pay any new arrears, NSF fees and related charges that become due and owing after December 31, 2025.
4. The Tenant shall pay their lawful monthly rent by the 1st day of each month beginning January 1, 2026 until December 1, 2027.
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.

6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing on or before, December 31, 2025 the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 5, 2026
Date Issued

Christina Budweth
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.