



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088263-25

In the matter of: Main floor, 214 DIXON RD
ETOBICOKE ON M9P2M1

Between: Amenamerica Corp Landlord

And

Oneil Daley Tenant
Heenal Virsadi
Pavankumar Patel

Amenamerica Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Oneil Daley, Heenal Virsadi and Pavankumar Patel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 16, 2025.

The Landlord's Legal Representative, Emily Barbati and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,500.00 for arrears of rent up to November 30, 2025.
2. The tenancy was terminated on November 30, 2025.
3. The Landlord waived the filing fee, applied the last months rent deposit towards the arrears and provided the Tenant with a credit of \$453.00, which is reflected in the amount outstanding.

January 6, 2026
Date Issued

Samantha Greaves
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.