



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

**File Number:** LTB-L-082525-25

**In the matter of:** 3 Bittersweet St.  
Markham ON L6B1L7

**Between:** Mekara Investments Inc. Landlord

**And**

Christopher Jalser Tenants  
Selena Naraine

Mekara Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Jalser and Selena Naraine (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on December 22, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Representative, Devender Kumar, the Landlord's Agent, Stephen Hunter, and the Tenant, Christopher Jalser, on behalf of both Tenants, were present.

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.

### **It is ordered on consent that:**

1. The Tenant shall pay to the Landlord **\$13,759.80**. This amount represents arrears of rent up to December 31, 2025, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| <b>Date of Payment</b> | <b>Payment Amount</b> |
|------------------------|-----------------------|
| February 1, 2026       | \$1,260.00            |
| March 1, 2026          | \$1,250.00            |
| April 1, 2026          | \$1,250.00            |
| May 1, 2026            | \$1,250.00            |

|                   |            |
|-------------------|------------|
| June 1, 2026      | \$1,250.00 |
| July 1, 2026      | \$1,250.00 |
| August 1, 2026    | \$1,250.00 |
| September 1, 2026 | \$1,250.00 |
| October 1, 2026   | \$1,250.00 |
| November 1, 2026  | \$1,250.00 |
| December 1, 2026  | \$1,249.80 |

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1<sup>st</sup> of each month from January 1, 2026 to December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

**January 7, 2026**  
**Date Issued**

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Kevin Kordahi  
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.