



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086954-25

In the matter of: 908, 2700 BATHURST ST
NORTH YORK ON M6B2Z7

Between: HILLHURST PARK APARTMENTS Landlord

And

ISHWARCHAND MICHAEL PHULCHAND Tenant

HILLHURST PARK APARTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict ISHWARCHAND MICHAEL PHULCHAND (the 'Tenant') because:

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

This application was heard by videoconference on December 16, 2025. Before the start of the hearing the Landlord's Representative, Julia MacDonald, and the Tenant, Ishwarchand Michael Phulchand, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

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 the Landlord the monthly rent due on or before the first day of the month for a period of 18 months starting January 1, 2026, to June 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 2, 2026, at 4.00% annually on the balance outstanding.

January 13, 2026
Date Issued

Sumathi Dhanapal
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.