



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

File Number: LTB-L-086045-25

In the matter of: 1214 REXTON DR
OSHAWA ON L1L0T4

Between: Tapan Virendra Desai Landlords
Dhara Tapan Desai

And

Uchenna I. Udobi Tenants
Deanian Itesha Gayle

Tapan Virendra Desai and Dhara Tapan Desai (the 'Landlords') applied for an order to terminate the tenancy and evict Uchenna I. Udobi and Deanian Itesha Gayle (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on January 5, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlords' Representative, Umang Piyush Dwivedi, the Landlord, Tapan Virendra Desai (representing both Landlords), and Tenant, Deanian Itesha Gayle (representing both Tenants), participated in the mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is due on the 1st day of each month.
3. The Tenants have paid \$13,541.00 to the Landlords since the application was filed.
4. The rent arrears owing to January 31, 2026, are \$9,296.00.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenants owes the Landlords is \$9,482.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$9,482.00. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 through a payment plan whereby the Tenants will pay the Landlords:
 - \$800.00 a month on or before the 15th day of each month, beginning February 15, 2026, up to and including December 15, 2026; and
 - \$682.00 on or before January 15, 2027.
3. The Tenants shall also pay to the Landlords the new rent in full by the 1st day of each month for the period February 1, 2026, to January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 7, 2026
Date Issued

Rachael Kukoyi
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.