



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091203-25

In the matter of: 1101, 85 THORNCLIFFE PARK DR
TORONTO ON M4H1L6

Between: Morguard Corporation Landlord

And

Athika Fatima Tenant
Piyush Meherchchandani

Morguard Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Athika Fatima and Piyush Meherchchandani (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 January 6, 2026. The Landlord's legal representative, Natalia Abiniakine and the Tenant, Athika Fatima were in attendance. The Tenant, Athika Fatima, had permission to speak on behalf of the other Tenant, Piyush Meherchchandani, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The filing fee in the amount of \$186.00 has been paid in full by the Tenant to the Landlord.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$1,374.85, which represents the remainder of the lawful rent for the month of January 2026, on or before January 26, 2026.

2. The Tenant shall pay to the Landlord the lawful rent on time and in full as it comes due and owing for a 12-month period starting February 1, 2026, through to and including January 1, 2027.
3. If the Tenant fails to make any of the payments noted in this order the Landlord may, without notice to the Tenant, apply to the Landlord and Tenant Board 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.

January 13, 2026
Date Issued

Sonja Hudson
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.