



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

File Number: LTB-L-086958-25

In the matter of: 103, 2550 CASTLEGATE CROSSING
PICKERING ON L1X 0G4

Between: Chika Vivian Anyanka Landlord

and

Rochelle Caroo Tenants
Nichan Lindsay

Chika Vivian Anyanka (the 'Landlord') applied for an order to terminate the tenancy and evict Rochelle Caroo and Nichan Lindsay (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing scheduled on January 5, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord, the Landlord's Representative Jimmy Gangadin, and Tenant Rochelle Caroo, who had authorization to consent on behalf of the other Tenant, participated in the mediation. Tenant Rochelle Caroo did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on these applications.

The amount of costs and arrears owed up to January 31, 2026 referenced as of the date of mediation differ from the amount set forth in this Order on Consent due to a clerical error in calculation. To rectify this error, the amount owed by the Tenants to the Landlord has been decreased by \$685.00 and the two payments in the payment schedule have been reduced accordingly, but no other amounts in this order are impacted by this change.

Agreed Facts:

- 1) The current rent is \$3,165.00. It is due on the 1st day of each month.
- 2) The Tenant receives a provincial rent subsidy in the amount of \$1,109.34 per month that is paid directly to the Landlord.

- 3) The Tenants have paid \$10,180.00 to the Landlord since the application was filed.
- 4) The rent arrears owing to January 31, 2026 are \$5,798.89.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$5,984.89. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 20, 2026	\$2,992.45
February 20, 2026	\$2,992.44

3. The Tenants shall also pay to the Landlord new rent in full on or before February 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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.
5. This order on consent is in full and final settlement of this application.

January 8, 2026

Date Issued

Denise Hannivan

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.