



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

**File Number:** LTB-L-090217-25

**In the matter of:** 3, 1268 NOTRE DAME AVE  
SUDBURY ON P3A2T9

**Between:** Viveksagar Patel Landlord

**And**

Tom Seguin Tenants  
Nathalie Barrette

Viveksagar Patel (the 'Landlord') applied for an order to terminate the tenancy and evict Tom Seguin and Nathalie Barrette (the 'Tenants') because:

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

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on January 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Viveksagar Patel and the Tenant, Tom Seguin were present. The Tenant didn't speak with Tenant Duty Counsel. Tom Seguin consented on behalf of all tenants.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

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

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. For a period of twelve consecutive months, starting on February 1, 2026, up to and including January 1, 2027, the Tenants shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
3. The Tenants shall pay the \$186.00 filing fee on or before January 31, 2026.

4. If the Tenants fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

**January 15, 2026**  
**Date Issued**

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**Monique Browne**  
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.