



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

File Number: LTB-L-087644-25

In the matter of: 40, 83 CLEARVIEW HTS
YORK ON M6M 2A3

Between: GURPAL SINGH Landlord

and

RAYAN PHILLIP Tenant

GURPAL SINGH (the 'Landlord') applied for an order to terminate the tenancy and evict RAYAN PHILLIP (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on January 7, 2026 by videoconference.

The Landlords' Representative Harjit Dubb, the Tenant, and the Tenant's Support Person and daughter Rhyanna Phillip engaged in private settlement discussions. Parties reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation.

The Tenant did not receive legal advice about this application.

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

Agreed Facts:

- 1) The current rent is \$1,081.38. It is due on the 1st day of each month.
- 2) The Tenant has paid \$3,275.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to January 31, 2026 are \$10,786.04.

- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) Any lump sum payments that the Tenant makes to the Landlord will be applied to the rent arrears only and will reduce the total balance owing; any such payment will lower the number of payments toward arrears and/or lower the last payment amount.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$10,972.04. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 1, 2026	\$368.62
March 1, 2026	\$368.62
April 1, 2026	\$368.62
May 1, 2026	\$368.62
June 1, 2026	\$368.62
July 1, 2026	\$368.62
August 1, 2026	\$368.62
September 1, 2026	\$368.62
October 1, 2026	\$368.62
November 1, 2026	\$368.62
December 1, 2026	\$368.62
January 1, 2027	\$368.62
February 1, 2027	\$368.62
March 1, 2027	\$368.62
April 1, 2027	\$368.62
May 1, 2027	\$368.62

Date Payment Due (continued)	Amount of Payment (continued)
June 1, 2027	\$368.62
July 1, 2027	\$368.62
August 1, 2027	\$368.62
September 1, 2027	\$368.62
October 1, 2027	\$368.62
November 1, 2027	\$368.62
December 1, 2027	\$368.62
January 1, 2028	\$368.62
February 1, 2028	\$368.62
March 1, 2028	\$368.62
April 1, 2028	\$368.62
May 1, 2028	\$368.62
June 1, 2028	\$368.62
July 1, 2028	\$282.06

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period February 1, 2026 to July 1, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant 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 13, 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.