



January 12, 2026

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

File Number: LTB-L-089011-25

In the matter of: 1407, 251 JARVIS ST
TORONTO ON M5B0C3

Between: HIGHGATE PROPERTY INVESTMENTS INC Landlord

And

AYUSH SHARMA Tenants
AMIT KUMAR

HIGHGATE PROPERTY INVESTMENTS INC (the 'Landlord') applied for an order to terminate the tenancy and evict AYUSH SHARMA and AMIT KUMAR (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 5, 2026. The Landlords Legal Representative Jeffrey Shabes and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

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

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants agrees to pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to January 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph #2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application on or before March 1, 2026.

5. If the Tenants do not pay the Landlord the full amount owing on or March 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 12, 2026

Date Issued

Jennifer Buckminster

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.