



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087155-25

In the matter of: Main Floor and 2ND Floor, 15 BRAYMORE BLVD
SCARBOROUGH ON M1B2N1

Between: Dushiyanthan Sasitharan Landlords
Venuja Sreiretnakumar

And

Grace Garce Tenants
Bradley Concepcion

Dushiyanthan Sasitharan and Venuja Sreiretnakumar (the 'Landlords') applied for an order to terminate the tenancy and evict Grace Garce and Bradley Concepcion (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 7, 2026.

The Landlord, Dushiyanthan Sasitharan, the Landlords' Representative, Theresian Raphael Selvakumar, and Tenant, Grace Garce, who confirmed their permission to represent the interests of Tenant, Bradley Concepcion, participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$24,036.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenants shall pay the Landlords \$24,036.00 in guaranteed funds by January 15, 2026; this payment is to be delivered to the Landlords' Agent/Property Manager, and the contact coordinates have been provided for this purpose.
3. If the Tenants fail to make the payment in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the

Landlords 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.

January 14, 2026
Date Issued

Janice Campbell
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.