



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014577-25

In the matter of: 804, 323 COLBORNE ST
LONDON ON N6B3N8

Between: Larlyn Property Management Inc

Landlord

And

Raj Shah

Tenant

Larlyn Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Raj Shah (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 July 2, 2025.

The Landlord and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the lawful monthly rent on or before the first day of each month, commencing August 1, 2025 and for 12 months thereafter up to and including July 1, 2026.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 Tenant. 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.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 15, 2026
Date Issued

Julie Broderick
Member, 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.