



Order under Section 206 Residential Tenancies Act, 2006

File Number: LTB-L-101267-25

In the matter of: 40 Kingsbury Sq.
Guelph, ON N1L 0K6

Between: Navneet Takhtar Landlord

And

Sheena McIntosh Tenants
Melissa Merritt

Navneet Takhtar (the 'Landlord') applied for an order to terminate the tenancy and evict Sheena McIntosh and Melissa Merritt (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord and the Tenants filed a written agreement with the LTB on January 10, 2026, to resolve the Landlord's application.

Determinations:

1. The agreement reached by the Landlord and the Tenants resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenants.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. **As a result of this order, no hearing will be held.**

Based on the parties' agreement, it is ordered that:

1. The Tenants shall pay the Landlord \$3,386.00, which includes:
 - \$3,200.00 for arrears owing up to December 31, 2025; and
 - \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:
 1. \$200.00 on or before February 1, 2026.
 2. \$200.00 on or before March 1, 2026.
 3. \$200.00 on or before April 1, 2026.
 4. \$200.00 on or before May 1, 2026.

5. \$200.00 on or before June 1, 2026.
 6. \$200.00 on or before July 1, 2026.
 7. \$2,186.00 on or before August 1, 2026.
3. The Tenants shall also pay the Landlord the full rent on or before the first day of each month, for the period from January 2026 up to and including August 2026, or until all arrears in paragraph 1 have been paid, whichever is sooner.
 4. CONSEQUENCES OF BREACH: If the Tenants do not make any of the payments required in paragraphs 2 or 3 in full and on time:
 - a. 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.
- OR**
- b. The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenants' breach. This will result in a hearing at the LTB.
 5. Either the Landlord or the Tenants can ask the LTB to reopen the application within 30 days from the date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

January 19, 2026
Date Issued

Alicia Johnson
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.