



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

File Number: LTB-L-093938-25

In the matter of: 307, 276 Cedar Avenue
Richmond Hill ON L4C2B4

Between: SKPM Rents 4 Landlord

And

Sujanthan Pillaiyan Tenant

SKPM Rents 4 (the 'Landlord') applied for an order to terminate the tenancy and evict Sujanthan Pillaiyan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on January 21, 2026.

The Landlord's Legal Representative, Sara Ginman, attended on behalf of the Landlord.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$1,937.02.
2. The total amount the Tenant owes to the Landlord is \$1,166.54 including arrears of rent (\$980.54) and costs (\$186.00) up to January 31, 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$1,166.54 which represents the arrears of rent (\$980.54) and costs (\$186.00) outstanding for the period ending January 31, 2026.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - a. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
February 15, 2026	\$200.00
March 15, 2026	\$200.00
April 15, 2026	\$200.00
May 15, 2026	\$200.00
June 15, 2026	\$200.00
July 15, 2026	\$166.54

- b. The Tenant shall also pay the Landlord the rent for the months of February 2026 up to and including July 2026 in full, on or before the 1st day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- 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 Tenant, 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 of this order.
- b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

January 29, 2026
Date Issued

 Angela McLaughlin
 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.