



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-105439-25-SA

In the matter of: 2910 STARLIGHT DR
PICKERING ON L1X0S1

Between: Ramanan Thuraiappah Landlord

And

Anantharaj Kandiah Tenants
Janany Anantharaj Nallanathan
Aisshwar Anantharaj
Sinegha Anantharaj

Ramanan Thuraiappah (the 'Landlord') applied for an order to terminate the tenancy and evict Anantharaj Kandiah, Janany Anantharaj Nallanathan, Aisshwar Anantharaj and Sinegha Anantharaj (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on November 19, 2025 with respect to application LTB-L-073566-25.

The Landlord's application was resolved by order LTB-L-105439-25, issued on December 30, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-105439-25.

This motion was heard by videoconference on January 22, 2026. The Landlord represented by Theresian Raphael Selvakumar, and the Tenant Anantharaj Kandiah, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$20,755.86 in arrears and costs to the end of November 2025.
2. With the assistance of a Board Dispute Resolution Officer, the Tenants agreed to pay the Landlord rent on time plus \$1,000.00 on or before the 15th day of each month beginning in December. The Tenants paid the Landlord \$1,000.00 on December 1st toward rent and have made no further payments. The amount the Tenants owe has increased to \$25,569.86.
3. The Tenants moved into the rental unit in April 2025. Apart from the first and last month rent deposit, the Tenants have paid the Landlord \$1,400.00.

4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-105439-25.

It is ordered that:

1. The motion to set aside Order LTB-L-105439-25, issued on December 30, 2025, is denied.
2. The stay of order LTB-L-105439-25 is lifted immediately.
3. Order LTB-L-105439-25 is unchanged.

January 30, 2026

Date Issued

Greg Joy

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.