



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

File Number: LTB-L-091695-25

In the matter of: Unit 2216, 138 DOWNES ST
TORONTO ON M5E0E4

Between: Tak Yu Lam Landlords
Vivian Wai Yan Tang
Toronto Suite Rentals Inc. (POA)

And

Jasmeet Singh Tenant

Tak Yu Lam, Vivian Wai Yan Tang and Toronto Suite Rentals Inc. (POA) (the 'Landlords') applied for an order to terminate the tenancy and evict Jasmeet Singh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlords' Representative, Jie Situ, the Tenant and the Tenant's Supporter, Amir Johari, resolved their matter directly and without mediation services 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* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The lawful rent is \$2,350.00 and it is due on the 15th day of each month.
2. The Landlords collected a rent deposit of \$2,350 from the Tenant on March 22, 2024 and it is still being held by the Landlords.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$14,261.00 for arrears of rent up to February 14, 2026 and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

- i) \$1,426.10 by March 20, 2026;
 - ii) \$1,426.10 per month, for 8 consecutive months, by the 20th day of each month, from April 20, 2026 to November 20, 2026; and
 - iii) \$1,426.10 by December 20, 2026.
3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing, by the 15th day of each month, for the period February 15, 2026 to December 15, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 14, 2026.

January 28, 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.