



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

File Number: LTB-L-092141-25

In the matter of: DOWNSTAIRS ROOM D, 391 GLENRIDGE
AVE
ST CATHARINES ON L2T3L1

Between: Sarish Chopra Landlord

And

Ian McGarr Tenant

Sarish Chopra (the 'Landlord') applied for an order to terminate the tenancy and evict Ian McGarr (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The parties agreed the rent arrears owing up to January 31, 2026, were \$1,187.00, inclusive of filing fee.
2. The parties agreed that for February 1, 2026, and March 1, 2026, the Tenant would pay a total of \$600.00 for rent and the \$150.00 short fall for February 2026 and March 2026 rent would be included in the arrears total and included in the repayment schedule.
3. Therefore, the total arrears owing would be \$1,337.00 to February 28, 2026, if the \$600.00 February 1, 2026, payment is made.
4. And the arrears owing would be \$1,487.00 to March 31, 2026, if the \$600.00 March 1, 2026, payment is made.
5. The parties agreed that rent is \$750 per month due on the first and the repayment of the full \$1,487.00 arrears owing to March 31, 2026, will commence as of April 1, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,187.00 for arrears of rent up to January 31, 2026, inclusive of costs.
2. On or before February 1, 2026, the Tenant shall pay to the Landlord \$600.00.

3. On or before March 1, 2026, the Tenant shall pay to the Landlord \$600.00.
4. If the Tenant makes both payments in accordance with paragraphs 2 and 3 of this order, then the Tenant shall pay to the Landlord \$1,487.00 for arrears of rent up to March 31, 2026, inclusive of costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Payment Date	Payment Amount
April 1, 2026	\$100.00
May 1, 2026	\$100.00
June 1, 2026	\$100.00
July 1, 2026	\$100.00
August 1, 2026	\$100.00
September 1, 2026	\$100.00
October 1, 2026	\$100.00
November 1, 2026	\$100.00
December 1, 2026	\$100.00
January 1, 2027	\$100.00
February 1, 2027	\$100.00
March 1, 2027	\$100.00
April 1, 2027	\$100.00
May 1, 2027	\$100.00
June 1, 2027	\$87.00

6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, to June 1, 2027, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance paragraphs 2, 3, 5, and 6, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord 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 January 31, 2026.

February 2, 2026
Date Issued

 Nicole Pedron
 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.