



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094345-25

In the matter of: 609, 17 ANNDALÉ DR
NORTH YORK ON M2N2W7

Between: Anirudh Magon Landlords
Bhavana Lakhwani

And

Roberta Lavallée Tenant

Anirudh Magon and Bhavana Lakhwani (the 'Landlords') applied for an order to terminate the tenancy and evict Roberta Lavallée (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 22, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlords' Representative, Haseeb Ullah, the Landlords, Anirudh Magon, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The Tenant agrees to pay to the Landlords the sum of \$8950 representing bankruptcy arrears in equal monthly installments over the course of 5 months commencing June 15, 2026.
2. The payments in accordance with this order will be made via e-transfer and paid on or before 12:00 p.m., on the date that the payment is due.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords **\$14,186.00**. This amount represents \$14,000.00 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
January 30, 2026	\$7,000.00
February 15, 2026	\$1,796.50
March 15, 2026	\$1,796.50
April 15, 2026	\$1,796.50
May 15, 2026	\$1,796.50

3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period February 1, 2026, to May 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fail 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 **January 31, 2026**.

January 28, 2026
Date Issued

Ryan Gacnik
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.