



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

File Number: LTB-L-090631-25

In the matter of: 5372 WILDERNESS TRAIL
MISSISSAUGA ON L4Z4A9

Between: Lakshmy Venkatram Landlords
Sriram Venkatachalam

And

Katiuscia Lagares Tenant

Lakshmy Venkatram and Sriram Venkatachalam (the 'Landlords') applied for an order to terminate the tenancy and evict Katiuscia Lagares (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 20, 2026.

The Landlords Representative, Micah Remedios, and the Tenant attended.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$19,386.00. This amount represents \$19,200.00 for arrears of rent up to January 31, 2026, and the \$186.00 application filing fee.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$3,500.00 on or before January 24, 2026,
 - \$3,500.00 on or before the 15th day of each month commencing February 15, 2026, and for the next 4 months up to and including May 15, 2026, and
 - \$1,886.00 on or before June 15, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 2026, to June 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 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 breach pursuant to section 78 of the Residential Tenancies Act, 2006 (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

Eno Ubia

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.