



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

File Number: LTB-L-092654-25

In the matter of: 1620 Frolis Street
Oshawa ON L1K 0L6

Between: Rajkumar Vigneswaran Landlord

And

Brian James Tenants
Dawn James

When the capitalized word “Tenant” is used in this Order, it refers to all persons identified at Tenant at the top of the Order.

Rajkumar Vigneswaran (the 'Landlord') applied for an order to terminate the tenancy and evict Brian James and Dawn James (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 20, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord and the Tenants were present.

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

Agreed facts:

- a) The parties mutually requested to amend the rental unit in the application from 1620 5 FIELDING COURT, Oshawa ON L1K0L6 to 1620 Frolis Street, Oshawa, ON L1K 0L6.
- b) The Tenant agrees to pay five hundred dollars (\$500.00) toward the water utility bill on or before January 20, 2026.
- c) If the Tenant fails to make this payment by the stated date, the Landlord reserves the right to file an application relating to unpaid utilities.

On consent, it is ordered that:

1. The rental unit in the Application shall be amended from 1620 5 FIELDING COURT, Oshawa ON L1K0L6 to 1620 Frolis Street, Oshawa, ON L1K 0L6.
2. The Tenant shall pay to the Landlord **\$7,086.00**, which represents the arrears of rent (\$6,900.00) and costs (\$186.00) outstanding for the period ending January 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 on or before February 15, 2026.
4. The Tenant shall also pay the Landlord February 2026 rent in full, on or before February 1, 2026, or until there are no arrears owing.
5. 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 Landlord pursuant to paragraph 2 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.

January 27, 2026

Date Issued

Sarah Visnovec

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.