



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101875-25

In the matter of: 412, 2293 EGLINTON AVE E
SCARBOROUGH ON M1K2N5

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

ANESLEY XAVIER Tenant
RAMANATHAN MAYALAGU

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict ANESLEY XAVIER and RAMANATHAN MAYALAGU (the 'Tenant') because:

- the Tenants have been persistently late in paying the Tenants' rent.

This application was to be heard by videoconference on January 26, 2026. The Landlord's representative, Eric Steiman, the Landlord's representative agent Anab Aliand, the Tenant's representative, Alireza Hesami, and the Tenant, ANESLEY XAVIER, representing RAMANATHAN MAYALAGU attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. For a period of fourteen (14) consecutive months, starting on February 1, 2026 to March 1, 2027 the Tenants shall pay the lawful monthly rent to the Landlord in full and on or before the first day of each month.
2. If the Tenants fail to make any of the payments in accordance with paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenants' failure to meet this term.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant must pay the Landlord is \$186.00.

5. If the Tenant does not pay the Landlord the full amount owing on or before March 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.

January 28, 2026
Date Issued

John Russett
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.