



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

File Number: LTB-L-052898-25

In the matter of: 1907, 6 EVA RD
ETOBICOKE ON M9C 0B1

Between: Sushma Joshi Landlords
Manohar Joshi

and

Sidharth Paul Tenants
Isha Vij

Sushma Joshi and Manohar Joshi (the 'Landlords') applied for an order to terminate the tenancy and evict Sidharth Paul and Isha Vij (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 16, 2026.

The Landlords' representative, Camille Deu, and the Tenant, Sidharth Paul, attended the hearing on behalf of the Tenants.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
4. It is not in dispute that the Tenants have paid \$23,006.67 to the Landlords since the application was filed, and that the rent arrears owing to January 31, 2026, are \$6,193.33.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. Accordingly, the total amount the Tenants owe the Landlords are \$6,379.99.

Relief from Eviction

6. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
7. The parties previously negotiated a private repayment plan for the arrears. It is the Landlord's position that although payments are made by the Tenants in full, it arrives mostly late every month. For this reason, the Landlord sought an eviction order for termination and eviction with 11 days for the Tenant to pay off all outstanding amounts and void the order.
8. While the Landlord objected to the Board ordering a payment plan and submits that the tenancy is no longer viable, I find that it would not be unfair to grant relief from eviction. Although the Tenants did not file any documentary evidence regarding their monthly income and expenses, I found the testimony of Sidharth Paul to be credible and accept that they can pay the arrears by the end of June, while also paying the new rent as it comes due.
9. The Tenants have paid \$23,006.67 since the application was filed and have brought the arrears down significantly to \$6,193.33. I am satisfied that the Tenants are able to make payments towards the arrears while continuing to pay the ongoing rent. The payment plan also provides the Landlord with a clear schedule for repayment and an enforcement order in the event of a default. Having considered all the circumstances, I find that relief from eviction is appropriate in the circumstance.

It is ordered that:

1. The Tenants shall pay to the Landlords \$6,379.99 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
February 28, 2026	\$1,260.00
March 28, 2026	\$1,260.00
April 28, 2026	\$1,260.00
May 28, 2026	\$1,260.00
June 28, 2026	\$1,339.99

3. The Tenants shall also pay to the Landlords the lawful rent from the period of February 2026 through June 30, 2026, on or before the 21st day of each month. Thereafter, the rent will resume to be due and payable on the 1st of each month as per the lease agreement.
4. If the Tenants 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 Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the Board within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 29, 2026

Date Issued

Adeela Alvez

Member, Landlords 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.