



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101398-25

In the matter of: 57 Mercier Avenue East
Cornwall ON K6K1A4

Between: Alain Billard Landlord
Rama Krishna Akkiraju & Swetha Akkiraju

And

Alysha Branchaud Tenant
Dylan Hurley

Alain Billard and Rama Krishna Akkiraju & Swetha Akkiraju (the 'Landlord') applied for an order to terminate the tenancy and evict Alysha Branchaud and Dylan Hurley (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was to be heard by videoconference on January 26, 2026. The Landlord's representative, Daniel Moak, and the Tenant, Alysha Branchaud, representing , Dylan Hurley 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.

The parties agree that:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. The Tenants shall pay the lawful monthly rent to the Landlord in full and on or before the first day of each month for a period of twelve consecutive months, starting on February 1, 2026, and ending January 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenants must pay the Landlord is \$186.00.
6. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

January 29, 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.