



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

File Number: LTB-L-093340-25

In the matter of: 904, 1440 LAWRENCE AVE W
TORONTO ON M6L1B4

Between: 2491364 ONTARIO INC Landlord

And

UMANG PATEL Tenant
DIPABEN PATEL

2491364 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict UMANG PATEL and DIPABEN PATEL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 26, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

Agreed facts:

1. The lawful rent and parking per month are \$1,984.01.

It is ordered on consent that:

2. The Tenant shall pay to the Landlord \$1,500.00 for arrears of rent up to January 31, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a. On or before February 2, 2026 the lawful rent for February 2026 and \$500.00 towards the arrears;
 - b. On or before March 2, 2026 lawful rent for March 2026 and \$500.00 towards the arrears; and
 - c. On or before April 1, 2026 the lawful rent for April 2026 and \$500.00 towards the arrears.

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 Landlord pursuant to paragraph 1 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 30, 2026

Date Issued

Kelly Delaney

Member, 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.