



January 30, 2026

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

File Number: LTB-L-087649-25

In the matter of: 1407, 251 JARVIS ST
TORONTO ON M5B0C3

Between: HIGHGATE PROPERTY INVESTMENTS INC Landlord

And

AYUSH SHARMA Tenants
AMIT KUMAR

HIGHGATE PROPERTY INVESTMENTS INC (the 'Landlord') applied for an order to terminate the tenancy and evict AYUSH SHARMA and AMIT KUMAR (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 7, 2026.

The Landlords Legal Representative Jeffrey Shabes and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The Order has been **Amended** to reflect paragraph #1 and #3

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$12,436.00 for arrears of rent up to January 4, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 9, 2026	\$6218.00
February 1, 2026	\$1000.00
March 1, 2026	\$1000.00
April 1, 2026	\$1000.00
May 1, 2026	\$1000.00

June 1, 2026	\$1000.00
July 1, 2026	\$1218.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 5, 2026, to July 5, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Landlord pursuant to paragraphs #1 #2 and #3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

Date Amended**January 30, 2026****Date Issued****January 16, 2026****Date Issued**_____
Jennifer Buckminster

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.