



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096742-25

In the matter of: 163 MCMURCHY AVE S
Brampton ON L6Y1Z2

Between: Godfrey Onah Landlords
Rebecca Onah

And

Nilesh Chandra Tenants
Ranjani Chandra

Godfrey Onah and Rebecca Onah (the 'Landlords') applied for an order to terminate the tenancy and evict Nilesh Chandra and Ranjani Chandra (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 28, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlords' representative, Joel Cross, and the Tenant, Ranjani Chandra for the Tenants, were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

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 parties agreed that:

1. The current lawful rent is \$2,600.00. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$7,986.00. This amount represents \$7,800.00 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,131.00 on or before the 15th day of each month for the six (6) month period from March 15, 2026 to August 15, 2026;
 - \$1,200.00 on or before September 15, 2026.
3. The Tenants shall also pay to the Landlords the monthly rent that will come due for the month of February 2026 on or before February 15, 2026. Thereafter, the Tenants shall pay to the Landlords new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from March 1, 2026 to September 30, 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 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 LTB 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 become owing after January 31, 2026.

February 9, 2026

Date Issued

Nancy Fahlgren

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.