



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096523-25

In the matter of: Basement Unit, 85 EMPEROR ST
AJAX ON L1S1N1

Between: Manoj Srivastava Landlords
Mona Srivastava

And

Andrew Cooper Tenants
Jade Newbatt

Manoj Srivastava and Mona Srivastava (the 'Landlords') applied for an order to terminate the tenancy and evict Andrew Cooper and Jade Newbatt (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 27, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord, Manoj Srivastava, and the Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords **\$5,944.00**, which represents the arrears of rent (\$5,758.00) plus costs (\$186.00) for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before the 20th day of each month, beginning February 20, 2026, up to and including December 20, 2026.
 - \$444.00 on or before January 20, 2027.
3. The Tenants shall pay to the Landlords the rent due for February 2026 on or before February 10, 2026.

4. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing on the first (1st) of each month, for the period from March 1, 2026, through to January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 became owing after January 31, 2026.

February 3, 2026
Date Issued

Kevin Kordahi
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.