



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095918-25

In the matter of: 6, 616 BARRYDOWNE RD
SUDBURY ON P3A3T5

Between: 1001085157 Ontario Inc. Landlord

And

Keval Patel Tenant
Jay Patel

1001085157 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Keval Patel and Jay Patel (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on January 12, 2026. The Landlord's legal representative, Ashley Cassidy, an Agent for the Landlord, Wali Hossain and the Tenant, Keval Patel attended the hearing and participated in mediation. Keval Patel had authorization to consent on behalf of all parties.

Prior to mediation, the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The parties agree that the lawful monthly rent is \$1,838.59, and it is due on the 1st day of each month.
2. The parties also agree that the application filing fee of \$186.00 has been paid by the Tenant.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - For a period of 12 months commencing February 1, 2026, and ending January 1, 2027, the Tenant shall pay to the Landlord the lawful monthly rent that becomes due and owing in full and on time.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 Tenant. 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.

February 5, 2026

Date Issued

Britney Sooknanan

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.