



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

File Number: LTB-L-096223-25

In the matter of: 207, 3865 LAKE SHORE BLVD W
ETOBICOKE ON M8W0A2

Between: SANDEV SINGH VARAICH Landlord

And

YOLANDE CATO Tenant

SANDEV SINGH VARAICH (the 'Landlord') applied for an order to terminate the tenancy and evict YOLANDE CATO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 3, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord's Legal Representative, Vashtie Doorga, was present accompanied by the Tenant.

As a result of the mediation, the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agree to the following:

1. The Tenant vacated the rental unit on December 1, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
2. The rent arrears owing as of December 1, 2025, are \$33,751.92. The Landlord has waived \$3,751.92 of the arrears and claims the remaining balance of \$30,000.00 only.
3. The Tenant shall provide her direct deposit information to the Landlord no later than February 6, 2026, to permit all arrears payments to be made by automatic withdrawal.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 1, 2025, the date the Tenant moved out of the rental unit.

2. The Tenant shall pay to the Landlord **\$30,000.00** in accordance with the following schedule:

- a) **13 bi-weekly payments of \$250.00 starting March 5th, 2026, and ending on August 20, 2026**
- b) **89 bi-weekly payments of \$300.00 starting September 3rd, 2026, and ending on January 17, 2030.**
- c) **The final payment of \$50 will be deducted on January 31, 2030.**

3. If the Tenant misses a payment, then the outstanding balance will become immediately due and owing and, the Tenant will start to owe interest. This will be simple interest calculated from the day after the missed payment deadline at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 annually on the balance outstanding.

February 10, 2026
Date Issued

Felicia Puscalau
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.