



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

File Number: LTB-L-097944-25

In the matter of: 105, 3121 KIRWIN AVE
MISSISSAUGA ON L5A3K9

Between: Kirwin (3121) Div. Landlord

And

Arvinder Singh Tenants
Maria Theresa Docto

Kirwin (3121) Div. (the 'Landlord') applied for an order to terminate the tenancy and evict Arvinder Singh and Maria Theresa Docto (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on February 3, 2026. The Landlord's agent, Renata Zafirovska and the Tenant, Maria Theresa Docto attended the hearing. The Tenant, Maria Theresa Docto provided evidence that she was authorized by the second Tenant, Arvinder Singh to represent him in this matter. The Tenant met with Duty Counsel prior to the hearing. At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$2,110.86. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$6,685.67 which represents arrears of rent (\$6,474.67), NSF fee (\$25.00) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
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
February 6, 2026	\$3,000.00
March 15, 2026	\$3,685.67

3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month for March 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 paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (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 February 28, 2026.

February 10, 2026
Date Issued

Floredana Ungureanu
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.