



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100170-25

In the matter of: Main Level, 108 PENNYHILL DR
SCARBOROUGH ON M1B4K7

Between: Pulendran Markandu Landlord

And

Gezane Szendrei Tenants
Farkas Richardne

Pulendran Markandu (the 'Landlord') applied for an order to terminate the tenancy and evict Gezane Szendrei and Farkas Richardne (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 9, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, the Landlord's legal representative, Tom Thiru and the Tenants participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$22,460.00 which represents \$22,274.00 for arrears of rent and costs of \$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:
 - \$600.00 on or before the 20th day of each month in 37 equal payments commencing February 20, 2026, up to and including February 20, 2029.
 - \$260.00 on or before March 20, 2029.
3. On or before the 20th day of each month, the Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to March 31, 2029, 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 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 13, 2026

Date Issued

Oluwatobi Abobarin

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.