



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

File Number: LTB-L-100744-25

In the matter of: 119 MORGAN AVE
DUNDALK ON N0C1B0

Between: SUMATHY ANANTHAMOKAN Landlord

And

TEILA TURNEY Tenant

SUMATHY ANANTHAMOKAN (the 'Landlord') applied for an order to terminate the tenancy and evict TEILA TURNEY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on February 10, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, the Landlord's Representative, Thirusenthuran Sivapatham, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. There is a Last Month Rent deposit of \$2700.00 which was collected sometime in October 2024.
- B. The Landlord collected a \$500.00 key deposit. The Landlord will credit \$400.00 of this key deposit towards arrears. This amount has already been reflected in the total amount owing in paragraph 1 of this order.
- C. Current lawful rent is \$2700.00, and it is due on the 27th of the month.

It is ordered on consent that:

- 1. The Tenant shall pay to the Landlord \$4086.00 which represents arrears of rent up to February 28, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$200.00	On or before the 1st day of each month for 7 months from <u>March 1, 2026 to September 1, 2026</u>
\$2500.00	On or before April 30, 2026
\$186.00	On or before October 1, 2026

3. The Tenant 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 October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 17, 2026

Date Issued

Monica Dairo

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.