



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100417-25

In the matter of: 105 HOLLYWOOD AVE
NORTH YORK ON M2N3K2

Between: New Cosmos Holdings Inc Landlord

And

Mark M Persaud Tenant

New Cosmos Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mark M Persaud (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 10, 2026. Before the start of the hearing, the Landlord's Representative, Brittney-Rose Ward, the Landlord, Li Yang and the Tenant advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts

- a) The lawful rent for March 2026 will be paid on or before March 15, 2026.
- b) the Landlord waives a total of \$4,802.50 as compensation to the Tenant for maintenance fees the Tenant incurred.
- c) The total amount the Tenant will pay to the Landlord is \$48,583.50.

On consent, it is ordered that:

- 1. The Tenant shall pay to the Landlord **\$48,583.50**, which represents the arrears of rent (\$53,200.00) and costs (\$186.00) less waived compensation (4,802.50) outstanding for the period ending February 28, 2026.
- 2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 1, 2026	\$8,097.25
May 1, 2026	\$8,097.25
June 1, 2026	\$8,097.25
July 1, 2026	\$8,097.25
August 1, 2026	\$8,097.25
September 1, 2026	\$8,097.25

3. The Tenant shall pay to the Landlord March 2026 rent in full on or before March 15, 2026.
4. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of April 2026 to September 2026, or until there are no arrears owing, whichever comes first.
5. 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 12, 2026
Date Issued

 Sarah Visnovec
 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.