



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-002614-26-SA

In the matter of: 26 CLAUDIO CRES
BARRIE ON L4N6L5

Between: Pulihingige M Karunathilaka Landlords
Asanka N Jayasingha

And

Bruno Miguel Fernandes Goncalves Tenants
Veronica Anne Goncalves

Pulihingige M Karunathilaka and Asanka N Jayasingha (the 'Landlords') applied for an order to terminate the tenancy and evict Bruno Miguel Fernandes Goncalves and Veronica Anne Goncalves (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on November 13, 2025 with respect to application LTB-L-071371-25.

The Landlord's application was resolved by order LTB-L-002614-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-002614-26.

This motion was heard by videoconference on February 12, 2026. The Landlord's representative Shalini Puri, and the Tenant Veronica Anne Goncalves, authorized to consent to this order by Bruno Miguel Fernandes Goncalves, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. The parties agree the Tenants owe the Landlord \$15,286.00 in arrears and costs to the end of February 2026.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-002614-26, issued on January 19, 2026, is granted.
2. Order LTB-L-002614-26, issued on January 19, 2026, is set aside and cannot be enforced.
3. Order LTB-L-071371-25 is cancelled and replaced with the following:

4. The Tenants shall pay to the Landlord \$15,286.00 as follows:

- The Tenants shall pay to the Landlord \$2,700.00 (February rent) on or before February 15, 2026.
- The Tenants shall pay to the Landlord \$500.00 on or before February 20, 2026.
- The Tenants shall pay to the Landlord \$4,000.00 on or before March 30, 2026.
- The Tenants shall pay to the Landlord \$500.00 on or before the 20th day of each consecutive month commencing April 2026 and continuing through July 2027.
- The Tenants shall pay to the Landlord \$86.00 on or before August 2027.

5. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing March 2026 and continuing through August 2027, or until the arrears and costs are paid in full.

6. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

February 17, 2026

Date Issued

Greg Joy

Member, 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.

