



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101613-25

In the matter of: 56 WATERVIEW LANE
Grimsby ON L3M4E0

Between: Indu Sharma Landlord

And

Veronica Walters Tenant

Indu Sharma (the 'Landlord') applied for an order to terminate the tenancy and evict Veronica Walters (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 11, 2026.

This application was to be heard by videoconference on February 11, 2026. The Landlord, Indu Sharma, the Landlord's support person, Bharat Kalra the Tenant's representative, Amanda Winch and the Tenant, Veronica Walters, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$3,516.03. It is due on the day day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$115.60. This amount is calculated as follows: $\$3,516.03 \times 12$, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2026 are \$12,564.12.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to Landlord \$19,782.18 for arrears of rent to February 28, 2026 which includes the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$5,274.05.00 on or before February 17, 2026;
 - b. \$7,032.06 on or before March 15, 2026; and
 - c. \$1,246.01 on or before the fifteenth (15) day of each month starting April 15, 2026 for a period of six (6) consecutive months until September 15, 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 September 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 paragraphs 2 or 3 of 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 17, 2026
Date Issued

John Russett
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.