



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103043-25

In the matter of: 4, 44 BENJAMIN ST
BELLEVILLE ON K8P1P7

Between: 2381070 Ontario Limited Landlord

And

Minurani Jadhav Tenant

2381070 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Minurani Jadhav (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on February 12, 2026. The following parties participated in the mediation: The Landlord's agent, Myram Elkaim, and the Tenant, Minurani Jadhav.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$1,867.00** which represents the arrears of rent (\$1,681.00) plus costs (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 as well as rent for the period of February, 2026 to May, 2026 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 19, 2026	\$ 840.50 (Rent plus arrears)
March 5, 2026	\$ 840.50 (Rent plus arrears)
March 29, 2026	\$ 840.50 (Rent plus arrears)
April 2, 2026	\$ 840.50 (Rent plus arrears)
April 26, 2026	\$ 840.50 (Rent plus arrears)
April 30, 2026	\$ 840.50 (Rent plus arrears)
May 14, 2026	\$ 840.50 (Rent plus arrears)

May 28, 2026	\$ 840.50 (Rent plus arrears)
June 11, 2026	\$ 858.15 (Rent plus arrears)
June 25, 2026	\$ 858.15 (Rent plus arrears)

3. 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 18, 2026**.
4. The Tenant shall also pay the application filing fee of \$186.00 to the Landlord on or before June 30, 2026.
5. Should the Tenant fail to make the payment listed in paragraph four (4) in in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting July 1, 2026. The Landlord has the right to collect the balance outstanding under this Order.

February 17, 2026
Date Issued

 Ryan Gacnik
 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.