



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100134-25

In the matter of: 2502, 15 SOLIDARITY WAY
TORONTO ON M6K0G8

Between: 39 East Liberty Residences Inc. Landlord

And

Marshall Nixon Tenants
Mani Jindal

39 East Liberty Residences Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Marshall Nixon and Mani Jindal (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on February 17, 2026. The Landlord's representative Natasha Mizzi and the Tenant Mani Jinda participated in mediation. The Tenant also consulted with Tenant Duty Counsel prior to the mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on December 3, 2025.
3. Rent arrears are only calculated up to November 30, 2025.
4. The lawful rent is \$3,371.00. It was due on the 1st day of each month.
5. The rent arrears owing are \$6,742.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$3,371.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

8. The agreed upon arrears owing to the Landlord, after applying the rental deposit, without including December 1-3, 2025, rent, and adding the application filing fee, are \$3,557.00.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of December 3, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$3,557.00 as follows:
 - a) Starting February 27, 2026, for a period of 5 consecutive months, the Tenants shall make monthly payments of \$100.00 to the Landlord due on or before the 27th day of every month.
 - b) The Tenants shall pay the remaining balance of \$3,057.00 on or before June 30, 2026.
3. Should the Tenants fail to make the above-said payments in full and on time, the entire remaining outstanding balance shall become due and payable forthwith under this Order on Consent. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting on the date the amount was due. The Landlord has the right to collect the balance outstanding under this Order on Consent.

February 24, 2026
Date Issued

Isabelle Bouvier
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.