



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-092648-25

In the matter of: (UPPER), 8 GEORGIAN ST
LINDSAY ON K9V2E2

Between: 1827012 Ontario Inc. Landlord
Thevathas Navarethinam

And

Thomas Robertson Tenants
Elizabeth Spencer-Small

1827012 Ontario Inc. and Thevathas Navarethinam (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Robertson and Elizabeth Spencer-Small (the 'Tenants') because

- the Tenants did not pay the rent that the Tenants owe.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on February 12, 2026.

The Landlord, The Landlord's legal representative, Beverly Alfred, and the Tenant Thomas Robertson were present during mediation. Thomas Robertson represented on behalf of all Tenants.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understood the terms of their consent.

It is agreed that:

1. The Tenants vacated the rental unit on January 3, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
2. This order resolve L1 and L2 application.
3. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.

4. The Tenants were in possession of the rental unit on the date the application was filed.
5. The lawful rent is \$2,665.00.
6. The rent arrears owing to January 3, 2026, are \$13,390.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,665.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. The Landlord agreed to reduce the total rent arrears and costs to \$9,000.00 to resolve these applications.
10. The parties agreed the total rent arrears and costs owing to January 3, 2026, are \$9,000.00.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 3, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$9,000.00. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
3. The Tenants agreed to pay the Landlord the amount in paragraph 2 of this order in accordance with the following schedule:
 - \$450.00 on or before the 20th day of each month, starting on March 20, 2026, up to and including October 20, 2027.
4. If the Tenants do not pay the Landlord the full amount owing in accordance with paragraph 3 of this order, the balance in paragraph 2 of this order will be immediately payable and owing to the Landlord and the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach of payment 4.00% annually on the balance outstanding.

February 19, 2026
Date Issued

Maryam Cooper
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.

