



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-037642-24-RV

In the matter of: 1, 259 SHERBOURNE ST
TORONTO ON M5A2R9

Between: TORONTO COMMUNITY HOUSING CORPORATION

Landlord

And

Ratnakala Kanagasabapathy
Kanagasabapathy Ponnann

Tenant

Review Order

TORONTO COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Ratnakala Kanagasabapathy and Kanagasabapathy Ponnann (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-037642-24 issued on March 31, 2025.

On October 15, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 26, 2026 interim order LTB-L-037642-24-RV-IN was issued, staying the order issued on March 31, 2025

This application was heard by videoconference on February 19, 2026.

The Landlord's Legal Representative, Elida Myrtaj, the Tenant's Legal Representative, Suchana Sundararajan and the Tenant's agent Kaveethan Saba attended the hearing.

Preliminary issue:

As a preliminary matter, the parties agreed that, notwithstanding the application having originally been brought in the name of one individual only, Kanagasabapathy Ponnann should also be named as a Tenant in the application. That amendment is reflected in this order.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord consents to the review of the order. Therefore, order LTB-L-037642-24, issued on March 31, 2025, is cancelled and replaced with the following order.
2. The Tenant shall pay to the Landlord \$14,406.50 for arrears of rent up to February 28, 2026, and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$150.00 paid or before the 1st day of each corresponding month for 95 months, beginning March 1, 2026, up to and including January 1, 2034.
 - b) \$156.50 paid on or before February 1, 2034.
4. 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 February 1, 2034, or until the arrears are paid in full, whichever date is earliest.
5. 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 28, 2026.

February 23, 2026
Date Issued

Joy Xiao
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.