



**Order under Section 87  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-054665-25

**In the matter of:** 3 ASHWOOD CRES  
BRAMPTON ON L6T1M1

**Between:** Anup Joshi Landlord

**And**

Curtis Perez Former Tenant

Anup Joshi (the 'Landlord') applied for an order requiring Curtis Perez (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 18, 2026.

The Landlord, the Landlord's support person Eesha Joshi and the Tenant attended the hearing.

**On consent, it is ordered that:**

1. The Former Tenant shall pay to the Landlord \$29,684.00 for arrears of rent up to April 30, 2025.
2. The Former Tenant shall pay the Landlord the amount set out in paragraph 1 in accordance with the following:
  - a. Commencing March 20, 2026, until January 20, 2031, the Former Tenant shall pay to the Landlord \$500.00 due on the 20th day of each month.
  - b. On February 20, 2031, the Former Tenant shall pay to the Landlord \$184.00.
3. If the Former Tenant fails to make any one of the payments in accordance with paragraph 2 above, the full outstanding balance owing becomes due and payable immediately and the Former Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.

**February 25, 2026**  
**Date Issued**

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Inderdeep Padma  
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.