



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096327-25

In the matter of: BASEMENT, 1012A Colonial St
Pickering ON L1X1N9

Between: Wishnekha Muralitaran Landlord
JASON SAWH

And

RHONDA KATHLEEN ROBINSON Tenant

Wishnekha Muralitaran and JASON SAWH (the 'Landlord') applied for an order to terminate the tenancy and evict RHONDA KATHLEEN ROBINSON (the 'Tenant') because:

- 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

Wishnekha Muralitaran and JASON SAWH (the 'Landlord') also applied for an order requiring RHONDA KATHLEEN ROBINSON (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on February 17, 2026.

The Landlord, the Landlord's Legal Representative, Nicola Bain, and the Tenant attended the hearing. At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$762.44 for outstanding utility costs. The Tenant shall pay this to the Landlord on or before March 31, 2026.
3. Commencing March 1, 2026 and continuing until February 1, 2027, the Tenant shall pay the Landlord their portion of the utilities within 5 days of receiving the bill from the Landlord.
4. If the Tenant fails to comply with any of the conditions set out in paragraphs 2 and 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must

make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 10, 2026 at 4.00% annually on the balance outstanding.

February 26, 2026

Date Issued

Allana McComb

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.