



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103970-25

In the matter of: 4, 7 SUDBURY DR
CHATHAM ON N7L2J9

Between: Surinder Pabla
Pushpa Pabla Landlords

And

Kassandra Bishop Tenant

Surinder Pabla and Pushpa Pabla (the 'Landlords') applied for an order to terminate the tenancy and evict Kassandra Bishop (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was scheduled to be heard by video conference on February 19, 2026.

Before the start of the hearing the Landlord Pushpa Pabla, the Landlords' legal representative Leah Smith and the Tenant Kassandra Bishop engaged in private settlement discussions and advised that the parties had reached an agreement. The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to February 28, 2026 including the application filing fee are \$6,786.00.
2. The lawful rent is \$1,600.00 and it is due on the 1st day of each month.
3. The Tenant declined to speak with Tenant Duty Counsel before providing their consent to the terms contained herein.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlords **\$6,786.00** for arrears of rent up to February 28, 2026 and costs.

2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

- a) \$250.00 payable on or before March 14, 2026
- b) \$250.00 payable on or before March 28, 2026
- c) \$250.00 payable on or before April 11, 2026
- d) 250.00 payable on or before April 25, 2026
- e) \$250.00 payable on or before May 9, 2026
- f) \$250.00 payable on or before May 23, 2026
- g) \$250.00 payable on or before June 6, 2026
- h) \$250.00 payable on or before June 20, 2026
- i) \$250.00 payable on or before July 4, 2026
- j) \$250.00 payable on or before July 18, 2026
- k) \$250.00 payable on or before August 1, 2026
- l) \$250.00 payable on or before August 15, 2026
- m) \$250.00 payable on or before August 29, 2026
- n) \$250.00 payable on or before September 12, 2026
- o) \$250.00 payable on or before September 26, 2026
- p) \$250.00 payable on or before October 10, 2026
- q) \$250.00 payable on or before October 24, 2026
- r) \$250.00 payable on or before November 7, 2026
- s) \$250.00 payable on or before November 21, 2026
- t) \$250.00 payable on or before December 5, 2026
- u) \$250.00 payable on or before December 19, 2026
- v) \$250.00 payable on or before January 2, 2027
- w) \$250.00 payable on or before January 16, 2027
- x) \$250.00 payable on or before January 30, 2027
- y) \$250.00 payable on or before February 13, 2027

z) \$250.00 payable on or before February 27, 2027

aa) \$286.00 payable on or before March 13, 2027

3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period **March 1, 2026**, through to and including **March 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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**.

L2 Application – Persistent Late Payment of Rent

5. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the eighteen (18) consecutive months immediately following the completion of the payment plan noted in paragraph 2 of this order.
6. If the Tenant fails to make any of the payments in paragraph 5 above, the Landlords may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

February 27, 2026
Date Issued

Diego Fernandez-Stoll
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.