



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

File Number: LTB-L-001561-26

In the matter of: 50 MAGDALENE CRES
BRAMPTON ON L6Z0G8

Between: Koushik Banik Landlord

And

Simone Brown Tenant

Koushik Banik (the 'Landlord') applied for an order to terminate the tenancy and evict Simone Brown (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).

This application was scheduled to be heard by videoconference on February 19, 2026. The Landlord was present with their legal representative, Tiffiny Corradetti, licenced paralegal. Moses Lord, the Tenant's husband attended on behalf of the Tenant.

The parties resolved the application on their own and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$5,286.00. This amount represents \$5,100.00 for arrears of rent up to February 28, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
March 1, 2026	\$440.50
April 1, 2026	\$440.50

May 1, 2026	\$440.50
June 1, 2026	\$440.50
July 1, 2026	\$440.50
August 1, 2026	\$440.50
September 1, 2026	\$440.50
October 1, 2026	\$440.50
November 1, 2026	\$440.50
December 1, 2026	\$440.50
January 1, 2027	\$440.50
February 1, 2027	\$440.50

3. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting March 2026 through to and including February 2027.
4. If the Tenant fails to make any of the payments in accordance with this order, 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. If, at the time of the breach, there is any balance of arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order, the balance shall become immediately due and owing and the Landlord may request an order requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

March 2, 2026
Date Issued

 Joanne Lolato
 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.