



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015387-26

In the matter of: BASEMENT, 51 PETERSON DR
NORTH YORK ON M9M1X2

Between: Kulwinder Kaur Singh Landlords
Harkirpal Singh
Jabar Singh Bains

And

Daniel Vallejos Tenant

Kulwinder Kaur Singh, Harkirpal Singh and Jabar Singh Bains (the 'Landlords') applied for an order to terminate the tenancy and evict Daniel Vallejos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 30, 2026.

On February 20, 2026, the Landlord's Legal Representative Brenda Guardado informed the Landlord and Tenant Board (the 'Board') that an agreement was reached via Tribunals Ontario Portal ('TOP').

The Landlord's Legal Representative Brenda Guardado, Landlord Jabar Singh Bains and the Tenant attended a Resolution Meeting on February 24, 2026, at 2 p.m. by video conference.

The parties before the Landlord and Tenant Board consented to the following order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$4,486.00 for arrears of rent up to February 28, 2026. The Tenant already reimbursed the Landlords the \$186.00 cost of filing the application.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 in full and on or before March 15, 2026
 - \$500.00 in full and on or before April 15, 2026
 - \$500.00 in full and on or before May 15, 2026
 - \$500.00 in full and on or before June 15, 2026
 - \$500.00 in full and on or before July 15, 2026

- \$500.00 in full and on or before August 15, 2026
 - \$500.00 in full and on or before September 15, 2026
 - \$500.00 in full and on or before October 15, 2026
 - \$486.00 in full and on or before November 15, 2026
3. Rent is due in full on the first day of the month. 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 2026, to November 2026, 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 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.
 5. Pursuant to the agreement of the parties, the April 30, 2026, merit hearing is cancelled.

February 26, 2026
Date Issued

Melinda Jamieson
Hearing 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.