



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

File Number: LTB-L-000345-26

In the matter of: 43 BRENNAN CRES
ODESSA ON K0H2H0

Between: SURESH SELVAKUMAR PACKIANATHAN Landlord
SUDHARANI SURESH SELVAKUMAR

And

VICKI,PAMELA COLE-BALFOUR, Tenant
CAMREN ROBERT COLE- BALFOUR,
MACKENZIE,LYNN LILLIS,

SURESH SELVAKUMAR PACKIANATHAN and SUDHARANI SURESH SELVAKUMAR (the 'Landlord') applied for an order to terminate the tenancy and evict VICKI,PAMELA COLE-BALFOUR,, CAMREN ROBERT COLE- BALFOUR, and MACKENZIE,LYNN LILLIS, (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on February 25, 2026. The following parties participated in the mediation: The Landlord and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The rent is \$2,900.00 It is due on the 15th day of each month.
2. For the period from March 2026 up to and including September 2027, the Landlord agrees to temporarily accept rent later than the day it is due, and instead allow the Tenant to pay rent in 2 installments:
 - \$1450.00 on or before the 15th day of each month.
 - \$1450.00 on or before the last day of each month.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$9,036.00** for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- **\$250.00** on or before the 15th day of each month, for a period of 18 months, from March 15, 2026, up to and including August 15, 2027; and,
 - **\$250.00** on or before the last day of each month, for a period of 18 months, from March 2026, up to and including August 2027; and,
 - A final payment of \$36.00 on or before September 15, 2027 to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **March 2026** to **September 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **February 28, 2026**.

March 4, 2026
Date Issued

Rolland Roopchand
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.