



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

File Number: LTB-L-105452-25

In the matter of: 211, 2101 ISLINGTON AVE
ETOBICOKE ON M9P3R2

Between: Westwood Management International Landlord

And

George Gurajena Tenants
Annah Gurajena

Westwood Management International (the 'Landlord') applied for an order to terminate the tenancy and evict George Gurajena and Annah Gurajena (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on February 26, 2026.

The Landlord Representative Cathy Corsetti and the Tenants George Gurajena and Annah Gurajena attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2071.77. It is due on the 1st day of each month.
3. The rent arrears owing to February 28, 2026 are \$7,199.34.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owe the Landlord is \$7,385.34.

6. For the month of March 2026 only, the lawful rent will be made in two (2) payments on the following dates:
 - a) \$1,000.00 on or before March 13, 2026, and
 - b) \$1,071.77 on or before March 27, 2026.

Thereafter, the lawful monthly rent will be due on the 1st day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,385.34 for arrears of rent up to February 28, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) **\$527.52** on or before the **15th day** of each month starting **April 15, 2026**, through to and including **April 15, 2027**, and;
 - b) A final payment of **\$527.58** on or before **May 15, 2027**.
3. The Tenants shall pay the monthly rent of **\$2,071.77** for the rental period of March 2026 in two (2) payments in accordance with the following schedule:
 - a) **\$1,000.00** on or before **March 13, 2026**, and;
 - b) **\$1,071.77** on or before **March 27, 2026**.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of **April 1, 2026** to **May 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **February 28, 2026**.

March 9, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenants 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.