



Order under Section 78(11) Residential Tenancies Act, 2006

Citation: Rachamreddy v Aquino, 2026 ONLTB 19586

Date: 2026-03-06

File Number: LTB-L-082529-25-SA

In the matter of: 153 Sonoma Lane
Stoney Creek ON L8E0J9

Between: Praveen Kumar Reddy Rachamreddy
Vijaya Sri Naga Sai Tulasi Kakarla Landlords

and

Marites Tabuena Aquino
John Richard Martin Tenants

Praveen Kumar Reddy Rachamreddy and Vijaya Sri Naga Sai Tulasi Kakarla (the 'Landlords') applied for an order to terminate the tenancy and evict Marites Tabuena Aquino and John Richard Martin (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on August 13, 2025 with respect to application LTB-L-041376-25.

The Landlords' application was resolved by order LTB-L-082529-25, issued on October 9, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-082529-25.

This motion was heard by videoconference on March 2, 2026.

The Landlords and the Tenants' Legal Representative, Brittney-Rose Ward attended the hearing.

The parties mutually agreed to resolve all matters at issue in the motion and application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-082529-25, issued on October 9, 2025, is granted.
2. Order LTB-L-082529-25, issued on October 9, 2025, is set aside and cannot be enforced.
3. The previous order issued on August 13, 2025 with respect to LTB-L-041376-25 is cancelled and replaced with this order.

4. The Tenants shall pay the Landlords \$32,738.00, which represents the arrears of rent and costs outstanding for the period ending March 31, 2026.
5. The Landlords' application for eviction of the Tenants are denied on the condition that:
 - (a) The Tenants shall pay \$3,060.00 on or before March 5, 2026.
 - (b) The remaining balance of \$29,678.00 shall be paid on or before March 10, 2026.
6. If the Tenants 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 Tenants to the Landlords pursuant to paragraph 4 of this order shall become immediately due and owing. Also, the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay the amount due and owing under this order and any new arrears, NSF fees and related charges that became owing after March 31, 2026. The order that results from this section 78 application is usually issued without a hearing.

March 6, 2026
Date Issued

Candace Aboussafy
Member, 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.