



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

File Number: LTB-L-103473-25

In the matter of: 311, 3131 EGLINTON AVE E
SCARBOROUGH ON M1J2G6

Between: MCFA EGLINTON LTD. Landlord

And

Uggallage U Chandrasena Tenant
Hiruni Vidana Arachchilage

MCFA EGLINTON LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Uggallage U Chandrasena and Hiruni Vidana Arachchilage (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Daniel Pignataro appeared as the Landlord's legal representative. The Tenants attended the hearing and were self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,005.07 for arrears of rent up to March 31, 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) \$2,005.07 on or before March 4, 2026.
3. 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 March 31, 2026.

March 10, 2026
Date Issued

Andrew Rowell
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.