



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

File Number: LTB-L-106148-25

In the matter of: 518 RITSON RD S
OSHAWA ON L1H5K4

Between: 2042187 Ontario Inc Landlords
Suthakaran Ramanathan

And

Christian Dower Tenants
Jazmin Hutchins
Amanda Dodson

2042187 Ontario Inc and Suthakaran Ramanathan (the 'Landlords') applied for an order to terminate the tenancy and evict Christian Dower, Jazmin Hutchins and Amanda Dodson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 3, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlords, Suthakaran Ramanathan, Ravikumaran Kanthaswamy, and the Tenant, Amanda Dodson, on behalf of all Tenants was present. The Tenant did not speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$6,500.00. This amount represents \$6,500.00 for arrears of rent up to March 31, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
March 6,2026	\$750.00

April 1,2026	\$750.00
May 1,2026	\$750.00
June1,2026	\$750.00
July1,2026	\$750.00
August 1,2026	\$750.00
September 1,2026	\$750.00
October 1,2026	\$750.00
November 1,2026	\$500.00

3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period April 2026 to November 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 1 of this order shall become immediately due and owing and 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 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 5, 2026
Date Issued

 Ryan Gacnik
 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.