



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107139-25

In the matter of: 106 Ridge Road North
Ridgeway ON L0S1N0

Between: Ruban Pasupathy Landlord

And

Christopher Peter Agagnier Tenant

Ruban Pasupathy (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Christopher Peter Agagnier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 3, 2026. The Landlord was present with his legal representative, Dharshini Dhurairatnam, licenced paralegal. The Tenant attended and was self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$115.07. This amount is calculated as follows: \$3,500.00 x 12 months, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$31,850.00.

7. This order is a final, non-voidable termination of this tenancy based on their agreement to terminate the tenancy as of March 28, 2026. As a consequence, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
8. The parties requested that the arrears of rent be calculated up to March 28, 2026, therefore the amount of arrears owing is \$31,504.79.
9. The Tenant shall also pay the Landlord incurred costs of \$186.00 for filing the application.
10. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must vacate the rental unit on or before March 28, 2026.
2. If the unit is not vacated on or before March 28, 2026, then starting March 29, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 29, 2026.
4. If the Tenant does not vacate the unit on or before March 28, 2026, the Tenant shall also pay the Landlord compensation of \$115.07 per day for the use of the unit starting March 29, 2026 until the date the Tenant moves out of the unit.
5. The Tenant shall pay the Landlord \$31,690.79. This amount represents \$31,504.79 for arrears of rent owing up to March 28, 2026, and the \$186.00 application filing fee.
6. The Tenant shall pay the Landlord the amount owing in paragraph 5 of this order as follows:
 - \$5,000.00 on or before March 9, 2026;
 - \$5,000.00 on or before April 2, 2026;
 - \$5,000.00 on or before May 2, 2026;
 - \$5,000.00 on or before June 2, 2026;
 - \$5,000.00 on or before July 2, 2026;
 - \$5,000.00 on or before August 2, 2026; and
 - \$1,690.79 on or before September 2, 2026;
7. If the Tenant does not pay the Landlord the full amount owing in accordance with the payment plan agreed upon by the parties in paragraph 6 of this order, then on the day following the date of default, the full balance owing under paragraph 5 of this order shall

become payable and the monies owing shall bear interest at the post-judgment interest rate of 4% annually on the balance outstanding until the amount is paid in full.

March 6, 2026
Date Issued

Joanne Lolato
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 29, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.