



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

File Number: LTB-L-107352-25

In the matter of: 2006 CAMERON LOTT CRES
OSHAWA ON L1L0S1

Between: Falguniben B Patel Landlords
Gauriben Bhupendrabhai Patel

And

Dawn-Marie Woods Tenants
Jason Case
Brooke Woods

Falguniben B Patel and Gauriben Bhupendrabhai Patel (the 'Landlords') applied for an order to terminate the tenancy and evict Dawn-Marie Woods, Jason Case and Brooke Woods (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on Paralegal, Savitha Ramapriyan, attended on behalf of the Landlords, along with a family member, Swatin Patel. Tenant, Jason Case, attended, on behalf of himself, her spouse and his daughter. The Paralegal accepted his verbal authorization to represent all of the Tenants. The parties reached a settlement and requested a consent order. I was satisfied made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$2,650.00. It is due on the 1st day of each month.
4. The rent arrears owing to March 31, 2026 are \$12,800.00.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenants owe the Landlords is \$12,986.00 (\$12,800.00 + \$186.00).
7. Pursuant to section 78 of the Act, the parties agree on a payment plan.

On Consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$12,800.00 for arrears of rent up to March 31, 2026 and \$186.00 costs, totalling \$12,986.00.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 (\$12,986.00) in accordance with the following schedule:
 - . \$1,325.00 minimum on or before March 6, 2026.
 - . \$1,325.00 minimum on or before March 13, 2026
 - . \$500.00 minimum on or before March 20, 2026
 - . \$1,000.00 minimum on or before the 24th of each month from
April 24, 2026 to December 24, 2026 (9 months)
 - . \$836.00 on or before January 24, 2027.
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 1, 2026 to January 31, 2027, or until the arrears are paid in full, whichever date is earliest.
4. 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 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 January 1, 2026.

March 17, 2026
Date Issued

Shawn Hayman
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.