



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

File Number: LTB-L-103690-25

In the matter of: 1, 59 REYNIER DR
BRAMPTON ON L6Z1L2

Between: Muhunthan Sahathevan Landlord
Vanaja Muhunthan

And

Denise Lohnes Tenant
Riley Lohnes

Muhunthan Sahathevan and Vanaja Muhunthan (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Lohnes and Riley Lohnes (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026.

The Landlord and the Tenant attended the hearing.

As of the date of the hearing, the Tenant agreed to follow this payment plan even if the order was not issued on or before the payments were due to be paid to the Landlord.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,231.00 for arrears of rent up to February 28, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$3,000.00 due on February 18, 2026;
 - b) \$1,000.00 due on February 19, 2026
 - c) \$600.00 due on the 1st day of each month during the period from April 1, 2026 to September 1, 2026.
 - d) \$631.00 due on October 1, 2026.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

March 13, 2026
Date Issued

Samantha Greaves
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.