



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-100620-25

In the matter of: 808, 161 ATHOL ST E
OSHAWA ON L1H1K2

Between: ALMA Oshawa GP Inc.

Landlord

And

Nivetha Vijayakanthan

Tenant

ALMA Oshawa GP Inc. (the 'Landlord') applied for an order requiring Nivetha Vijayakanthan (the 'Tenant') to pay the rent that the Tenant owes.

The parties attended a hearing on February 9, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Sarah Murtadha and the Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from November 1, 2025, to February 28, 2026.
3. The lawful rent is \$1,400.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$5,600.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,786.00. This amount includes rent arrears owing up to February 28, 2026, and the cost of the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$600.00	On the 1 st day of each month for 5 months from March 2026 to July 2026
\$2,786.00	On or before August 1, 2026

3. 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 Tenant will start to owe simple interest at the Courts of Justice Act rate.

March 13, 2026
Date Issued

Roxanne Theriault
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.