



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

**File Number:** LTB-L-000016-26

**In the matter of:** 1 CEDARDALE AVE  
St. Catharines ON L2P1B1

**Between:** Manmeet Singh Nagpal Landlord  
Inderpreet Kaur Nagpal

**And**

Larissa Deschamps Tenant  
Peter Engels

Manmeet Singh Nagpal and Inderpreet Kaur Nagpal (the 'Landlord') applied for an order to terminate the tenancy and evict Larissa Deschamps and Peter Engels (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 10, 2026.

The Landlord, Manmeet Singh Nagpal, the Landlord's Representative, Muhammad Malik and the Tenants, Larissa Deschamps and Peter Engels attended the hearing. The Landlord present confirmed he had the authority to consent on behalf of the Landlord, Inderpreet Kaur Nagpal who was not present at the hearing. The parties agreed to participate in mediation. 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 the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The parties agreed, the Landlord will waive \$279.00 from the arrears and filing fee of \$6,179.00 for financial compensation of the Tenant's issues raised at the hearing.
2. The parties agreed to resolve the issue of the water utility bill from the Tenants issues raised at the hearing. The Tenants will pay \$200.00 per the two-month billing period for the water utility from November 2025 to April 30, 2026. As of May 1, 2026, a new agreement will be made about the percentage the Tenants will pay for future water utility bills.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$5,900.00 for arrears of rent up to March 31, 2026, and this includes the Landlord's filing fee and less \$279.00 waived by the Landlord.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) On or before March 23, 2026, \$2,300.00.
  - b) On or before April 10, 2026, \$3,600.00.
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 April 1, 2026 to April 30, 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 paragraphs (1-3) of 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 March 31, 2026.
5. The Tenants shall pay \$200.00 for each two-month billing period for the water utility bills from November 1, 2025, to April 30, 2026. Effective May 1, 2026, the parties shall enter into a new agreement setting out the percentage of future water utility bills that the Tenants will be responsible for paying.

**March 18, 2026**  
**Date Issued**

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**Tanya Speedie**  
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.