



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

File Number: LTB-L-109262-25

In the matter of: 1406, 1385 MIDLAND AVE
SCARBOROUGH ON M1P3B8

Between: 1704580 Ontario Limited o/a Merl Properties Landlord

And

Amita Lall-Gomes Tenants
Don Gomes

1704580 Ontario Limited o/a Merl Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Amita Lall-Gomes and Don Gomes (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 11, 2026.

The Landlord's Representative, Lily McMillan, the Tenant, Amita Lall-Gomes, and the Tenant's Supporter, Daniel Gomes, resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$186.00 for arrears of rent up to March 31, 2026 and costs by no later than March 12, 2026.
2. If the Tenants fail to make the payment, as set out in paragraph 1, on the day following the date of the default, the Tenants will start to owe simple interest calculated at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

March 16, 2026
Date Issued

Janice Campbell
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.