



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009087-26

In the matter of: 1802, 3665 ARISTA WAY
MISSISSAUGA ON L5A4A3

Between: Morguard NAR Canada Limited Partnership

Landlord

And

Devarshi Bimal Joshi
Dhruva Himanshu Bhatt
Henil Pruthesh Kayastha
Hetasvi Henil Kayastha

Tenants

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Devarshi Bimal Joshi, Dhruva Himanshu Bhatt, Henil Pruthesh Kayastha and Hetasvi Henil Kayastha (the 'Tenants') because:

- The Tenants have been persistently late in paying the rent.

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

The Landlord's Legal Representative, Natalia Abiniakine, and the Tenants attended the hearing.

At the hearing, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. We were satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord monthly rent on time and in full on the first day of each month for twelve consecutive months, from April 1, 2026 to March 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall also pay to the Landlord \$185.00 for the cost of filing the application on or before April 1, 2026.

5. If the Tenants do not pay the Landlord the full amount owing on or before April 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

March 19, 2026
Date Issued

Amit Gurpersaud
Member, Landlord and Tenant Board

Dawn Sullivan
Vice-Chair, 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.