



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

File Number: LTB-L-001804-26

In the matter of: MAIN FLOOR, 15 CACTUS CRES
STONE CREEK ON L8J0M4

Between: Pawan Lakhawat Landlord
Anupama Anupama

And

Mathew Bautista Tenant
Morgan Leigh Peaire

Pawan Lakhawat and Anupama Anupama (the 'Landlord') applied for an order to terminate the tenancy and evict Mathew Bautista and Morgan Leigh Peaire (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 16, 2026.

The Landlords representative Mr. Sood and the Tenants representative for Morgan Peaire, Ms. Wansbrough attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$12,126.00** for arrears of rent and costs up to **March 31, 2026**.
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 20, 2026, the Tennat will pay \$3,500.00 representing arrears;
 - (b) Effcetive April 20, 2026, and n or before the 20th day of each consecutive month thereafter, the Tenant will pay an additional \$1,00.00 per month representing arrears and filing fees, this payment schedule will continue until all arrears and filing fees have been paid in full.
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**, until the arrears are paid in full.
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 paragraphs 1, 2, 3, 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**.

March 18, 2026

Date Issued

Suzy Franklyn

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.