



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106108-25

In the matter of: 3251 ST. JOSEPH BLVD
ORLEANS ON K1E0B2

Between: Chiranjeevi Tati Landlord
Pavan Suguru

And

Austin Crogie Tenant
Braun Jothaniel Bertrand
Leann Desjardins

Chiranjeevi Tati and Pavan Suguru (the 'Landlord') applied for an order to terminate the tenancy and evict Austin Crogie, Braun Jothaniel Bertrand and Leann Desjardins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on March 16, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in the mediation. Jennifer Campbell-Mcreath, the Tenant support person for Austin Crogie, was also present in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The current lawful rent is \$2250.00 and it is due on the 1st of the month.
- B. On or before June 30, 2026, the Landlord shall:
 - fix or replace the patio door;
 - treat the mold in bathroom, basement, entry room and garage;
 - remove the landfill from the property;
 - replace the bathroom door;
 - replace the lock in the main door; and
 - replace the lock in the basement door on or before June 30, 2026.

The Tenant will pursue a Tenant application (or Tenant applications, as necessary) regarding maintenance if these maintenances are not completed.

- C. The Tenant will allow the Landlord to enter the unit upon receiving lawful notice from the Landlord, and will co-operate with the Landlord to clear any rooms that need repair and maintenance.
- D. The Tenant will not smoke weed within the residential unit.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$12,051.00 which represents arrears of rent up to March 31, 2026 and the filing fee.
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
\$1500.00	On or before the 15th day of each month for 8 months from <u>April 15, 2026 to November 15, 2026</u>
\$51.00	On or before December 15, 2026

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 up to and including December 1, 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 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.

March 26, 2026
Date Issued

 Monica Dairo
 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.