



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-070434-25

In the matter of: UPPER, 167 APPLEFORD CRT
Hamilton ON L9C5Y4

Between: Michael Farkas
Ashima Rastogi Landlord

And

Kevin Ramsay
Meghan Manzo Former Tenant

Michael Farkas and Ashima Rastogi (the 'Landlord') applied for an order requiring Kevin Ramsay and Meghan Manzo (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on March 5, 2026.

The Landlords and the Former Tenants attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The parties agree the amount the Former Tenant owes the Landlord is 13,000.00 up to the day of the hearing.
2. The Landlord shall waive \$7,150.00 and the filing fee owing to the Landlord.
3. The Tenant shall pay \$5,850.00 on or before April 30, 2026.
4. The Tenant shall withdraw their section 82 issues raised at the hearing.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

March 24, 2026

Date Issued

Greg Brocanier

Member, 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.