



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018547-26

In the matter of: Upper, 5435 WYANDOTTE ST E
WINDSOR ON N8S1L8

Between: Kubes Navaratnam c/o MARDA Management Inc. Landlord

And

Angela Grace Spicer Tenant

Kubes Navaratnam c/o MARDA Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Grace Spicer (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by video conference on May 12, 2026. As a result of this order, the hearing has been cancelled.

Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer. On March 18, 2026, the Landlord's legal representative, Kira Passell and the Tenant's agent, Ryan St. Pierre attended 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 understand the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below.
2. On or before the 1st day of each month, the Tenant shall pay to the Landlord the lawful monthly rent on time and in full for a period of 12-months commencing April 1, 2026, to March 1, 2027.
3. If the Tenant fails 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 Tenant. 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 Tenant.

4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application. This payment shall be made in accordance with the following schedule:
 - \$62.00 on or before the 1st day of each month in 3 equal payments commencing April 1, 2026, up to and including June 1, 2026.
5. If the Tenant fails to make a payment in accordance with paragraph 4 of this order, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

March 26, 2026
Date Issued

Oluwatobi Abobarin
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.