



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

File Number: LTB-L-004729-26

In the matter of: 1, 362 MARY ST
PEMBROKE ON K8A5W2

Between: FRANKWARE INC. Landlord

And

ALLEN PRIYESH Tenant
ADARSH VALSAL
NANDANA THONIPARAMBIL SAJEEVAN

FRANKWARE INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ALLEN PRIYESH, ADARSH VALSAL and NANDANA THONIPARAMBIL SAJEEVAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 23, 2026.

The Landlord's agent, Frank Akujobi, and the Tenant, Alen Priyesh, attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

On consent, it is ordered:

1. The Tenant shall pay to the Landlord \$2,036.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before April 15, 2026
 - \$500.00 on or before April 30, 2026
 - \$500.00 on or before May 15, 2026
 - \$536.00 on or before May 30, 2026

- The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first day of each month for the period April 2026 to May 2026, or until the arrears are paid in full, whichever date is earliest.
3. 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 27, 2026
Date Issued

Teresa Hunt
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.