



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-008804-26 and LTB-L-014574-26

In the matter of: Master Bedroom - Upper Floor, 42 FIESTA WAY
WHITBY ON L1P0H9

Between: Lomikbhai Desai Landlords
Dimpalben Desai

And

Usha Gordon Tenant

Lomikbhai Desai and Dimpalben Desai (the 'Landlords') applied for an order to terminate the tenancy and evict Usha Gordon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has been persistently late in paying the Tenant's rent.

These applications were heard by videoconference on March 10, 2026. The Landlords, the Landlords' legal representative, Sriram Rangan, and the Tenant at the hearing.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. We were satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The Tenant owes the Landlords the amount of \$1,662.00, which represents rent owing to March 31, 2026.
2. The Tenant shall pay to the Landlords the total amount owing under paragraph 1 as follows:
 - a) On or before March 10, 2026, the Tenant shall pay \$925.00.
 - b) On or before March 23, 2026, the Tenant shall pay \$737.00.
3. For twelve consecutive months, starting April 2026 through to and including March 2027, the Tenant shall pay the lawful monthly rent on or before the first day of each month.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenant, and within 30 days of any breach of the order, apply to the Board pursuant section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that

the Tenant pays any new arrears, NSF fees and related charges that became owing after March 10, 2026.

5. The Tenant shall also pay the Landlord \$186.00 for the persistent late application filing fee no later than April 24, 2026.
6. If the Tenant does not pay the Landlords the full amount owing on or before April 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 5, 2026, at 4.00% annually on the balance outstanding.

March 24, 2026
Date Issued

Farzana Kanji
Member, Landlord and Tenant Board

March 24, 2026
Date Issued

Dawn Sullivan
Vice-Chair, 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.