



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

File Number: LTB-L-004731-26

In the matter of: 63 OGSTON CRES
Whitby ON L1R0P5

Between: Himanshu Chaudhary Landlord

And

Cheryl Wolting Tenants
Christopher Eric Andrade

Himanshu Chaudhary (the 'Landlord') applied for an order to terminate the tenancy and evict Cheryl Wolting and Christopher Eric Andrade (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 24, 2026.

The Landlord, the Landlord's Legal Representative, M. Azimi, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$36,186.00 for arrears of rent up to April 8, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

a. On or before April 1, 2026	\$14,474.40
b. On or before May 1, 2026	\$7237.20
c. On or before June 1, 2026	\$7237.20
d. On or before July 1, 2026	\$7237.20
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 9, 2026, to June 9, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 8, 2026.

March 30, 2026

Date Issued

Sheena Brar

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.