



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

File Number: LTB-L-005046-26

In the matter of: 504 DUNLOP ST E
WHITBY ON L1N 1S7

Between: THARMASEELAN THAMBIRAJAH Landlords
VATHANA THARMASEELAN

And

HAWKE MICHAEL Tenant

THARMASEELAN THAMBIRAJAH and VATHANA THARMASEELAN (the 'Landlords') filed an L1 application for an order to terminate the tenancy and evict HAWKE MICHAEL (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

A hearing took place at the Landlord and Tenant Board on March 23, 2026 via video teleconference on VC line 107. The Landlords' Legal Representative Subajini Niranjan attended with the Landlord Tharmaseelan Thambirajah. The Tenant attended and was self-represented.

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

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including March 31, 2026 as of today's date of March 23, 2026 is \$25,086.00 which includes the application filing fee.
2. The Tenant shall pay the total sum of arrears of \$25,086.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a. On or before April 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 83 months (84 months total including the start date) up to and including March 1, 2033 or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay lawful monthly rent on time and in full.
 - b. On or before April 30, 2026 and on or before the last day of each consecutive month thereafter for the next 82 months (83 months total including the start date) up to and including February 28, 2033 the amount of \$300.00 per month towards the arrears.

- c. On or before March 31, 2033 the remaining outstanding balance of arrears in the amount of \$186.00.
3. If the Tenant fails to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords shall become immediately due and owing and the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after March 31, 2026.

April 1, 2026
Date Issued

Chris Jackson
Hearing 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.