



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

File Number: LTB-L-004830-26

In the matter of: 2431 WATSON CRES
CORNWALL ON K6H0H8

Between: Devendra Kumar Landlord
Shweta Katiyar

And

Nathalie Richmire Tenant
Michael Pliss

Devendra Kumar and Shweta Katiyar (the 'Landlord') applied for an order to terminate the tenancy and evict Nathalie Richmire and Michael Pliss (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

This application was to be heard by videoconference on March 23, 2026. The Landlord's representative, Marie Beaupre, the Tenant, Nathalie Richmire, representing, Michael Pliss attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The parties agree to remove Michael Pliss from the Tenancy agreement as of March 23, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,800.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to March 31, 2026 are \$11,600.00.

6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to Landlords \$11,786.00 for arrears of rent to March 31, 2026, which includes the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$500.00 on or before the twentieth (20) day of each month starting April 20, 2026, for a period of twenty-three (23) consecutive months until February 20, 2028; and
 - b. The balance outstanding of \$286.00 on or before March 20, 2028.
3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period April 1, 2026, to March 1, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 or 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 apply to the Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 30, 2026

Date Issued

John Russett

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.