



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

File Number: LTB-L-004779-26

In the matter of: 48 BOATHOUSE RD
Brampton ON L7A 5B7

Between: Rishit Bharkat Kumar Patel Landlords
Ripal Bharkat Kumar Patel

and

Yetunde Oladipo Tenant

Rishit Bharkat Kumar Patel and Ripal Bharkat Kumar Patel (the 'Landlords') applied for an order to terminate the tenancy and evict Yetunde Oladipo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for videoconference on March 30, 2026.

Landlord Rishit Bharkat Kumar Patel, the Landlords' Representative Simran Kaur, and the Tenant's Representative Debbesha Morris engaged in private settlement discussions. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed facts:

- 1) The Tenant vacated the rental unit January 31, 2026.
- 2) The rent was \$3,400.00. It was due on the 1st day of each month.
- 3) The Tenant has not made any payments since the application was filed.
- 4) The rent arrears owing to January 31, 2026 are \$17,100.00. However, the Landlords are waiving collection of \$790.81 in arrears. The new total is \$16,309.19.
- 5) The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 6) The Landlords collected a rent deposit of \$3,400.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit will be applied to the last rental period of the tenancy as the tenancy terminated.

- 7) Interest on the rent deposit, in the amount of \$95.19 is owing to the Tenant for the period from February 1, 2025 to March 30, 2026.
- 8) If the Tenant follows the payment plan per the order, the Landlords will provide an *extra* discount and accept \$10,800.00 in full and final settlement of all arrears and costs up to January 31, 2026 for this application.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlords \$10,800.00 representing arrears and costs up to January 31, 2026. The discount, the extra discount the Landlords are providing if the Tenant successfully completes the payment plan in paragraph 2 of this order, the last month rent deposit, and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 21, 2026	\$350.00
June 21, 2026	\$350.00
July 21, 2026	\$350.00
August 21, 2026	\$350.00
September 21, 2026	\$350.00
October 21, 2026	\$350.00
November 21, 2026	\$350.00
December 21, 2026	\$350.00
January 21, 2027	\$350.00
February 21, 2027	\$350.00
March 21, 2027	\$350.00
April 21, 2027	\$350.00
May 21, 2027	\$350.00
June 21, 2027	\$350.00
July 21, 2027	\$350.00
August 21, 2027	\$350.00

Date Payment Due (continued)	Amount of Payment (continued)
September 21, 2027	\$350.00
October 21, 2027	\$350.00
November 21, 2027	\$350.00
December 21, 2027	\$350.00
January 21, 2028	\$350.00
February 21, 2028	\$350.00
March 21, 2028	\$350.00
April 21, 2028	\$350.00
May 21, 2028	\$350.00
June 21, 2028	\$350.00
July 21, 2028	\$350.00
August 21, 2028	\$350.00
September 21, 2028	\$350.00
October 21, 2028	\$350.00
November 21, 2028	\$300.00

3. **Should the Tenant fail to make any of the payments as listed in this order, in full and on time while any arrears are outstanding, the Tenant shall pay to the Landlords \$13,000.00 less any amounts already paid to the Landlords.** This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application. The regular discount, the rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenant. The extra discount will not be deducted. See Schedule 1 for the calculation of the amount owing.

4. The Tenant shall pay to the Landlords the amount set out in paragraph 3 of this order the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed. The Landlords have the right to collect the balance outstanding under this Order on Consent.
5. This order on consent is in full and final settlement of this application.

April 1, 2026
Date Issued

Denise Hannivan
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the Tenant does *not* breach the payment plan

Rent Owing to January 31, 2026	\$17,100.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,400.00
Less the amount of the interest on the last month's rent deposit	- \$95.19
Less the discount	- \$790.81
Less the <i>extra</i> discount	- \$2,200.00
Total amount owing to the Landlords	\$10,800.00

B. Amount the Tenant must pay if the Tenant breaches the payment plan

Rent Owing to January 31, 2026	\$17,100.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,400.00
Less the amount of the interest on the last month's rent deposit	- \$95.19
Less the discount	- \$790.81
Total amount owing to the Landlords	\$13,000.00*
*This amount will be reduced by any payments already made to the Landlords	