



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-075949-25-RV

In the matter of: MAIN FLOOR, 36 ARAGON AVE
SCARBOROUGH ON M1T1X7

Between: Ramzi Qubti
Michelle L. Qubti Landlords

And

Sivaramalingam Suthakaran Tenant

REVIEW ORDER

Ramzi Qubti and Michelle L. Qubti (the 'Landlords') applied for an order to terminate the tenancy and evict Sivaramalingam Suthakaran (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. This is the L1 Application.

The Landlords also applied for an order to terminate the tenancy and evict the Tenant because the Tenant has been persistently late in paying the Tenant's rent. This is the L2 Application.

The applications were resolved by order LTB-L-075949-25 issued on November 21, 2025.

On January 8, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 9, 2026, interim order LTB-L-075949-25-RV-IN was issued, staying the order issued on November 21, 2025.

On February 6, 2026, the Tenant's review request was granted with interim order LTB-L-075949-25-RV-IN2 being issued and the presiding Member directed the applications to a fresh hearing.

This application was heard by videoconference on April 1, 2026.

The Landlord, Michelle L. Qubti, the Landlords' Legal Representative, Berkan Altun, the Tenant, and the Tenant's Legal Representative Nivetha Vijayakanthan, attended the hearing.

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.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after May 1, 2026.
4. The Tenant shall pay the Landlords \$28,986.00, which represents the rent arrears (\$28,800.00) owing and costs (\$186.00) for the period ending March 31, 2026.
5. The last month's rent deposit, collected by the Landlords on October 1, 2024, shall be applied to the rent owing for April 2026.
6. The Tenant shall also pay the Landlord compensation of \$105.21 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2026 at 4.00% annually on the balance outstanding.

April 10, 2026
Date Issued

Susan Priest
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.