



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

File Number: LTB-L-009612-26

In the matter of: 112, 600 NORTH SERVICE RD
STONE CREEK ON L8E 0L2

Between: Kishor Gandhi Landlords
Minaxi Gandhi

and

Volodymyr Farat Tenants
Nadiia Plakhtyna

Kishor Gandhi and Minaxi Gandhi (the 'Landlords') applied for an order to terminate the tenancy and evict Volodymyr Farat and Nadiia Plakhtyna (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a videoconference hearing on April 9, 2026.

Landlord Kishor Gandhi, the Landlords' Representative Petar Guzina, Tenant Volodymyr Farat, who had authorization to consent on behalf of the other Tenant, and Ukrainian Interpreter Viktor Tsimakouridze engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. Tenant Volodymyr Farat did not receive legal advice about this application.

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 current rent is \$2,100.00. It is due on the 11th day of each month.
- 2) The rent arrears owing to May 10, 2026 are \$16,300.00.
- 3) The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlords \$16,486.00. This amount includes rent arrears and costs owing up to May 10, 2026 and costs.

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 9, 2026	\$5,000.00
April 18, 2026	\$3,000.00
May 11, 2026	\$1,000.00
June 11, 2026	\$1,000.00
July 11, 2026	\$1,000.00
August 11, 2026	\$1,000.00
September 11, 2026	\$1,000.00
October 11, 2026	\$1,000.00
November 11, 2026	\$1,000.00
December 11, 2026	\$1,000.00
January 11, 2027	\$486.00

3. The Tenants shall also pay to the Landlords new rent in full and on time for the period May 11, 2026 to January 11, 2027, or until the arrears have been 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 to be paid by the Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 May 10, 2026.
5. This order on consent is in full and final settlement of this application.

April 13, 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.