



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-017678-26-SA

In the matter of: 412, 12 ST DENNIS DR
NORTH YORK ON M3C1G2

Between: 10-12St. Dennis Drive Ltd. Landlord

And

Ravindran Sudavampillai
Kunadevi Kulasegarampillai Tenants

10-12St. Dennis Drive Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ravindran Sudavampillai and Kunadevi Kulasegarampillai (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on September 23, 2025, with respect to application LTB-L-062973-25.

The Landlord's application was resolved by order LTB-L-017678-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-017678-26.

This motion was heard by videoconference on April 14, 2026.

The Landlord's legal representative Richard Hissey and the Tenant's legal representative Bavithra Vigneswararajah attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-017678-26, issued on March 2, 2026, is granted.
2. Order LTB-L-017678-26, issued on March 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on September 23, 2025, with respect to LTB-L-062973-25 is amended as follows:
4. The Tenants owe \$11,912.95 for arrears of rent and costs up to April 30, 2026, to be paid as follows:

- a. The Tenants shall pay to the Landlord \$1,207.20 on or before April 20, 2026.
- b. Commencing on May 1, 2026, and on the first day of each month thereafter up to and including November 1, 2026, the Tenants shall pay to the Landlord \$1,342.80.
- c. The Tenants' final payment of \$1,306.15 is due on or before December 1, 2026.
- d. The Tenants shall also pay to the Landlords the new rent in full by the 1st day of each month for the period commencing May 1, 2026, up to and including December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
- e. If the Tenants fail to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this order shall become immediately due and owing and the Landlord 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 April 30, 2026.

April 23, 2026
Date Issued

Kyle McGraw
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.