



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

File Number: LTB-L-008491-26

In the matter of: 1812, 470 SENTINEL RD
NORTH YORK ON M3J1V6

Between: Ranee Management Landlord

And

Yashkumar Kabariya Tenant

Ranee Management (the 'Landlord') applied for an order to terminate the tenancy and evict Yashkumar Kabariya (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 16, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Ilana Glickman, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$12,730.42**. This amount represents \$12,544.42 for arrears of rent up to April 30, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
April 16, 2026	\$9,300.00
May 15, 2026	\$3,430.42

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB 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 pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 20, 2026
Date Issued

Maryam Cooper
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.