



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

File Number: LTB-L-001312-26

In the matter of: 409, 451 ROSEWELL AVE
TORONTO ON M4R2H8

Between: Banasha Shah Landlords
Glen Nakashima

And

Laura Cirstea Tenants
Kelly Boucher

Banasha Shah and Glen Nakashima (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Laura Cirstea and Kelly Boucher (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenant's rent; (L2 Application).
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2 Application)

The application was scheduled to be heard on April 15, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlords' representative, Agatha Small, the Landlord Banasha Shah, the Tenant Kelly Boucher were present.

As a result of the mediation 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 understand the consequences of their consent.

Preliminary Issue:

1. At the outset of the application, the parties requested that the application be amended to reflect the proper address of the unit as Unit 409, 451 Rosewell Ave, Toronto, ON M4R 2H8.

It is ordered on consent that:

L1 Application

1. The application is amended to reflect the proper address of the unit as Unit 409, 451 Rosewell Ave, Toronto, ON M4R 2H8.
2. The Tenants shall pay to the Landlord \$11,138.00 as of April 30, 2026.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$1,392.25 on or before April 20, 2026.
 - b) \$1,392.25 on or before April 27, 2026.
 - c) \$1,392.25 on or before May 4, 2026.
 - d) \$1,392.25 on or before May 11, 2026.
 - e) \$1,392.25 on or before May 18, 2026.
 - f) \$1,392.25 on or before May 25, 2026.
 - g) \$1,392.25 on or before June 1, 2026.
 - h) \$1,392.25 on or before June 8, 2026.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from May 1, 2026, to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of 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 Tenant's 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.

L2 Application

6. The Tenants shall pay the Landlord the lawful monthly rent in full and on time, as and when it becomes due and owing on the 1st day of each month, for the twelve (12) month period commencing May 1, 2026.
7. The Tenants shall provide the Landlords with proof of their Tenants' insurance on or before April 17, 2026.
8. The Tenants shall pay to the Landlord \$1,186.00 in compensation for damages and the cost of filing the application.
9. If the Tenants fail to comply with the conditions set out in paragraph 6-8 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without the notice of the Tenant.

April 20, 2026
Date Issued

Dillanique Knight
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.