



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

File Number: LTB-L-009147-26

In the matter of: 01D, 101 AMAYA PVT
OTTAWA ON K2A3X7

Between: 2524491 Ontario Inc. Landlord

And

Kalindu Sachinthya Nanayakkara Tenant

2524491 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kalindu Sachinthya Nanayakkara (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's representative, Grace George, and the Tenant were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The current monthly rent is \$863.51. It is due on the first day of each month.
- b) The Tenant shall make a payment of \$700.00 on April 16, 2026, of which \$536.49 shall be applied toward rental arrears and \$163.51 shall be applied toward May 2026 rent.

On consent, it is ordered that:

- 1. The Tenant shall pay to the Landlord **\$1,639.04**, which represents the arrears of rent (\$1,453.04) and costs (\$186.00) outstanding for the period ending April 30, 2026.
- 2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
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April 16, 2026	\$536.49
May 16, 2026	\$700.00
June 16, 2026	\$402.55

3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of May 2026 to June 2026, or until there are no arrears owing, whichever comes first.
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 23, 2026
Date Issued

Sarah Visnovec
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.