



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023863-26 and LTB-L-011827-26

In the matter of: Basement, 47 CARISBROOKE SQ
SCARBOROUGH ON M1B4M5

Between: Sutharshan Vethakiri Landlord
Dilesia Jeyaranjan

And

Senthilkumar Karaikudi Guruswamy Tenant
Priyanga Senthilkumar
Balakrishnan Palpandi

This is a joint resolution with files LTB-L-023863-26 and LTB-L-011827-26.

Sutharshan Vethakiri and Dilesia Jeyaranjan (the 'Landlord') applied for an order to terminate the tenancy and evict Senthilkumar Karaikudi Guruswamy, Priyanga Senthilkumar and Balakrishnan Palpandi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

Dilesia Jeyaranjan and Sutharshan Vethakiri (the 'Landlord') applied for an order requiring Priyanga Senthikumar, Balakrishnan Palpandi and Senthikumar Karaikudi Guruswamy (the 'Tenant') to pay the rent that the Tenant owes (L9 Application).

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord in this decision's title of proceedings. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The applications were scheduled to be heard by video conference on April 20, 2026. The Landlords attended. The Tenant Balakrishnan Palpandi attended for the Tenants. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the applications and requested an Order on Consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (L1 Application). The Landlord applied for an order requiring that the tenants pay the rent that they owe (L9 Application). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by April 21, 2026.
- d. The lawful rent is \$1,800.00. The rent is due on the 1st day of each month.
- e. The rent arrears owing by the Tenant up to and including April 30, 2026, including the application filing fees are \$5,772.00.
- f. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: $\$1,800.00 \times 12$, divided by 365 days.
- g. The Landlord agrees to waive the rent arrears, in the amount of \$5,772.00, in consideration for the Tenant terminating the tenancy on or before April 21, 2026.
- h. Upon the termination of the tenancy, on April 21, 2026, neither party will owe the other party payment or compensation.
- i. This Consent Order will resolve all matters raised in the applications and all matters arising from the Tenancy, and neither party will take action against the other in another venue.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 21, 2026.
2. The Landlord shall waive the rent arrears, in the amount of \$5,772.00, in consideration for the Tenant terminating the tenancy on or before April 21, 2026.
3. If the unit is not vacated on or before April 21, 2026, then starting April 22, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. If the Tenant does not vacate the rental unit on or before April 21, 2026, the Landlord will not waive the rent arrears. The rent arrears shall immediately become due and owing and the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 22, 2026.
6. The Consent Order shall resolve all matters raised in the applications and all matters arising from the Tenancy

April 23, 2026
Date Issued

Helen Giannini
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 22, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.