



**Order under Section 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-100631-25

In the matter of: Main Floor, 58 ASHLEY ST
HAMILTON ON L8L5S8

Between: Harshvadan R Panchal Landlord

And

Ashley Mitchell Tenant
James Fledderus

Harshvadan R Panchal (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Mitchell and James Fledderus (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Harshvadan R Panchal (the 'Landlord') also applied for an order requiring Ashley Mitchell and James Fledderus (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on April 22, 2026. The Landlord's legal representative, Vijayant Sood, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. Prior to the hearing the Tenant paid all outstanding utility amounts in full. The Landlord's L2 application is therefore discontinued on consent.
2. The current lawful rent is \$2,225.00, due on the 1st day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$11,143.88, which represents the arrears of rent (\$10,957.88) plus the filing fee (\$186.00) for the period ending April 30, 2026.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$1,000.00 per month due on or before the 30th day of each month for an 11-month period starting in the month of May 2026, up to and including the month of March 2027 (arrears plus filing fee); AND
 - b) \$143.88 on or before April 30, 2027 (arrears).
3. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting May 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
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 to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the ***Residential Tenancies Act, 2006***, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after April 30, 2026.
5. The Tenant has paid all outstanding utility amounts prior to the hearing and the L2 application is hereby discontinued.

April 27, 2026
Date Issued

Sonja Richter

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.