



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

File Number: LTB-L-013633-26

In the matter of: 1, 359 MARGUERETTA ST
TORONTO ON M6H3S6

Between: Arun Gopalakrishnan Landlord

And

Bradley Powell Tenant

Arun Gopalakrishnan (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley Powell (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 21, 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 and the Tenant were present. The property owners, Leonard Baranek and Richard Epstein were also 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 Landlord, Arun Gopalakrishnan, entered into an authorized sublet agreement with the Tenant, Bradley Powell, as subtenant.
- b) The tenancy is terminated effective April 30, 2026, with enforcement provisions.
- c) The rent arrears owing to April 30, 2026, are \$8,400.00.
- d) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- e) The Landlord collected a rent deposit of \$2,100.00 from the Tenant and this deposit will be credited toward the arrears since the tenancy is terminated.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 30, 2026. **The Tenant must vacate the unit on or before April 30, 2026.**
2. The Tenant shall pay the Landlord **\$6,486.00** which represents arrears of rent to April 30, 2026 (\$8,400.00) costs (\$186.00) minus the rent deposit (\$2,100.00).
3. The Tenant shall pay the Landlord the full amount owing as set out in this order as follows:
 - \$540.50 on or before the 15th day of each month for the period commencing May 15, 2026, to April 15, 2027.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 3 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.
5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 May 1, 2026.

April 28, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 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.