



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-001610-26

In the matter of: 50 MAGDALENE CRES
BRAMPTON ON L6Z0G8

Between: Koushik Banik Landlord

And

Simone Brown Tenant

Koushik Banik (the 'Landlord') applied for an order to terminate the tenancy and evict Simone Brown (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring 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 scheduled to be heard by videoconference on April 22, 2026.

The Landlord's Legal Representative Tiffany Corradetti, the Landlord, the Tenant and Tenant Support Moses Lord attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application rather than a merit hearing.

The parties agreed:

- Water is invoiced quarterly.
- The next invoice should come out May 8, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,539.71 which represents water arrears to the City of Brampton to April 8, 2026 (\$4,353.71) and the cost of filing the application (\$186.00).
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. The Tenant shall pay the \$4,539.71 per paragraph 1 of this order as follows:
 - \$453.98 (costs/arrears) in full and on or before May 1, 2026
 - \$453.98 (arrears) in full and on or before June 1, 2026
 - \$453.98 (arrears) in full and on or before July 1, 2026
 - \$453.98 (arrears) in full and on or before August 1, 2026
 - \$453.98 (arrears) in full and on or before September 1, 2026
 - \$453.98 (arrears) in full and on or before October 1, 2026
 - \$453.98 (arrears) in full and on or before November 1, 2026
 - \$453.98 (arrears) in full and on or before December 1, 2026
 - \$453.98 (arrears) in full and on or before January 1, 2027
 - \$453.89 (arrears) in full and on or before February 1, 2027.
4. If there is a breach in payment, the entire amount in paragraph 1 becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.
5. Until the end of the payment plan in paragraph 3 of this order, the Landlord shall receive a copy of the water utility invoice from the Tenant by email within 48 hours of them receiving it as well as proof of payment on or before the due date.
6. If the Tenant fails to comply with the conditions set out in paragraph 3 or 5 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 Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 24, 2026
Date Issued

Melinda Jamieson
Hearing 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.