



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

File Number: LTB-L-013513-26

In the matter of: 318, 385 ARCTIC RED DR
OSHAWA ON L1L0 W9

Between: Samirbhai Patel Landlord
Sangitaben Patel

and

Mark Brown Tenant

Samirbhai Patel and Sangitaben Patel (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a videoconference hearing on April 22, 2026.

The Landlord's Representative Jessica Travers and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant received legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$2,475.00. It is due on the 1st day of each month.
- 2) The Tenant has paid \$1,000.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to April 30, 2026 are \$16,555.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$16,741.00. This amount includes rent arrears owing up to April 30, 2026 and the cost of filing the application.

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
May 20, 2026	\$1,400.00
June 27, 2026	\$3,400.00
July 31, 2026	\$1,200.00
August 31, 2026	\$1,200.00
September 30, 2026	\$1,200.00
October 31, 2026	\$1,200.00
November 30, 2026	\$1,200.00
December 31, 2026	\$1,200.00
January 31, 2027	\$1,200.00
February 28, 2027	\$1,200.00
March 31, 2027	\$1,200.00
April 30, 2027	\$1,141.00

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period May 1, 2026 to April 1, 2027, or until the arrears have been paid in full, whichever date is earliest.
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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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.
5. This order on consent is in full and final settlement of this application.

April 28, 2026
Date Issued

 Denise Hannivan
 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.