



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

File Number: LTB-L-009452-26

In the matter of: 3, 62 BIRCH ST
GARSON ON P3L1B3

Between: MATT NAGARAJAH Landlord

And

VANESSA PIANOSI Tenant

MATT NAGARAJAH (the 'Landlord') applied for an order to terminate the tenancy and evict VANESSA PIANOSI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 22, 2026.

The Landlord, the Landlord's Supporter, Vanessa Nagarajah, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The rent arrears was corrected and reset to \$2,638.88 owing to April 30, 2026.
2. The Landlord will, at their earliest opportunity, review their rent ledgers and banking information to check for errors and/or omissions and will advise the Tenant immediately, and provide proof and supports thereof, of any findings that impact the rent arrears balance, as set out in paragraph 1 above.
3. The Tenant will, at their earliest opportunity, review their rent payment records and banking information to check for errors and/or omissions and will advise the Landlord immediately, and provide proof and supports thereof, of any findings that impact the rent arrears balance, as set out in paragraph 1 above.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,824.88 for arrears of rent up to April 30, 2026 and costs (\$186.00).

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$100.00 by May 10, 2026;
 - ii) \$100.00 per month, for 27 consecutive months, by the 10th day of each month, from June 10, 2026 to August 10, 2028; and
 - iii) \$24.88 by September 10, 2028.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period May 1, 2026 to September 1, 2028, or until the arrears are 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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.

April 27, 2026
Date Issued

Janice Campbell
Hearings Officer, Landlord and Tenant Board

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