



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009652-26

In the matter of: 303, 15 SOUTHBANK DR
BRACEBRIDGE ON P1L1G1

Between: M Residential Real Estate LP Landlord

And

Vairag Patel Tenant
Harshal Bhatt

M Residential Real Estate LP (the 'Landlord') applied for an order to terminate the tenancy and evict Vairag Patel and Harshal Bhatt (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on April 22, 2026 at 09:00 am.

The Landlord Representative Carter Van Kessel and the Tenant Harshal Bhatt attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Commencing May 1, 2026 and continuing until April 1, 2026 the Tenants shall pay the rent in full on or before it comes due on the 1st day of each month.
3. If the Tenant fails to comply with the conditions set out in paragraph 3 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.

May 4, 2026
Date Issued

Kelly Delaney
Member, 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.