



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

File Number: LTB-L-015434-26

In the matter of: MAIN FLOOR, 101 CARISBROOKE SQ
SCARBOROUGH ON M1B4M3

Between: BALAKUMAR GOPALAPILLAI Landlord
JAMUNA BALAKUMAR

And

PRATHAPAN ARUMAIPPILLAI Tenant

BALAKUMAR GOPALAPILLAI and JAMUNA BALAKUMAR (the 'Landlord') applied for an order to terminate the tenancy and evict PRATHAPAN ARUMAIPPILLAI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on April 28, 2026.

The Landlords representative Mr. Sivapatham and the Tenant attended the hearing.

Agreed facts:

1. The parties agree that effective June 1, 2026, the lawful rent will be due and payable, on or before, the first day of each consecutive month thereafter.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord:**
 - \$17,643.04 if the payment is made on or before May 15, 2026.
3. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 15, 2026.**

4. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$17,643.04. This amount includes rent arrears owing up to May 15, 2026, and the cost of filing the application.
5. The Tenant shall also pay the Landlord compensation of \$87.95 per day for the use of the unit starting May 16, 2026 until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before May 15, 2026, then starting May 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 16, 2026.
9. If the Tenant voids the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue.

April 29, 2026

Date Issued

Suzy Franklyn

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 of the Tenant expires on November 16, 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.

