



**Order under Section 69 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-003090-26

In the matter of: BASEMENT, 67 HENRY SMITH AV
BOWMANVILLE ON L1C 0W1

Between: RATNAJEYANTHY SURESH Landlord

And

LAUREN B LITTMAN Tenants
JOSHUA BRENT LITTMAN

RATNAJEYANTHY SURESH (the 'Landlord') applied for an order to terminate the tenancy and evict LAUREN B LITTMAN and JOSHUA BRENT LITTMAN (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.

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

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was scheduled for a merits hearing, via video conference, on April 28, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. LAUREN B LITTMAN attended on behalf of the Tenants and was supported by the housing support worker, Narome Robinson. The Landlord and the Landlord's Legal Representative, Subajini Niranjani, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. LTB-L-107709-25 (L1) was issued on March 9, 2026. The Tenant filed a Review Request on April 27, 2026. This Review Request was denied. The Order had been filed with the Sherrif's office and the parties agreed that the Landlord will not enforce the eviction until on or after July 1, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$3 820.17. This amount represents damages of \$2 500.00 and \$1 320.17 for the following utilities: Enercare up to March 28, 2026, Hydro One up to April 15, 2026, Enbridge up to April 7, 2026 and Water up to March 20, 2026.
2. The amount owing, as per paragraph 1 above, is due and payable on or before June 30, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing July 1, 2026.
3. The Landlord shall not enforce the eviction for LTB-L-107709-25 until on or after July 1, 2026.
4. The Tenants shall ensure that the rental unit is left in a clean and broom-swept condition. This includes, but is not limited to the removal of all personal items and garbage.

May 1, 2026
Date Issued

Susan Parsons

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.