



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

File Number: LTB-L-012451-26

In the matter of: 15 Vistaview Boulevard
Thornhill ON L4J2A5

Between: Udo Frey Landlord

And

Ravi Parsotam Tenants
Natasha Mary Francis Parsotam

Udo Frey (the 'Landlord') applied for an order to terminate the tenancy and evict Ravi Parsotam and Natasha Mary Francis Parsotam (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Legal Representative, Eric Spalvieri, attended on behalf of the Landlord.

The Tenant, Natasha Mary Francis Parsotam, attended on behalf of both Tenants and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful rent is \$3,900.00. It is due on the 28th day of each month.
2. Based on the monthly rent, the daily rent/compensation is \$128.22. This amount is calculated as follows: \$3,900.00 multiplied by 12 months, divided by 365 days.
3. The Landlord waives the application filing fee.
4. The rent arrears owing to May 27, 2026 are \$17,550.00.
5. There is no last month's rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.

2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$17,550.00 if the payment is made on or before May 27, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$21,450.00 if the payment is made on or before June 27, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$25,350.00 if the payment is made on or before July 27, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$29,250.00 if the payment is made on or before August 27, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after August 27, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before August 27, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$13,778.22. This amount includes rent arrears owing up to the date of the hearing. See Schedule 1 for the calculation of the amount owing.

6. The Tenants shall also pay the Landlord compensation of \$128.22 per day for the use of the unit starting April 29, 2026 until the date the Tenants move out of the unit.

7. If the Tenants do not pay the Landlord the full amount owing on or before August 27, 2026, the Tenants will start to owe interest. This will be simple interest calculated from August 28, 2026 at 4.00% annually on the balance outstanding.

8. If the unit is not vacated on or before August 27, 2026, then starting August 28, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. 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 August 28, 2026.

Additional conditions

10. The Tenants shall pay to the Landlord the following amount toward the arrears owing:
 - \$9,750.00 – on or before May 8, 2026.
11. The Tenants shall pay to the Landlord the following amount toward the monthly rent:
 - \$2,500.00 – on or before May 28, 2026;
 - \$2,500.00 – on or before June 28, 2026; and
 - \$2,500.00 – on or before July 28, 2026.
12. If the Tenants fail to make any of the payments under paragraphs 10 or 11 above in full, the Landlord may collect the entire outstanding balance from the amount set out in paragraph 5 immediately.
13. If the Tenants fail to make any of the payments in accordance with paragraphs 10 or 11, and by the dates required, then:
 - The Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 5 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 10 or 11 of this order. This may result in the Board issuing an order that terminates the tenancy before August 27, 2026.
14. If the Tenants make the payment as indicated in paragraph 10 above, this payment may reduce the amount required to void the order as set out in paragraph 2 accordingly.

May 4, 2026
Date Issued

Angela McLaughlin
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 expires on February 28, 2027 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 27, 2026

Rent Owing to May 27, 2026	\$17,500.00
Total the Tenants must pay to continue the tenancy	\$17,550.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 27, 2026

Rent Owing to June 27, 2026	\$21,450.00
Total the Tenants must pay to continue the tenancy	\$21,450.00

C. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before July 27, 2026

Rent Owing to July 27, 2026	\$25,350.00
Total the Tenants must pay to continue the tenancy	\$25,350.00

D. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before August 27, 2026

Rent Owing to August 27, 2026	\$29,250.00
Total the Tenants must pay to continue the tenancy	\$29,250.00

E. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$13,778.22
Total amount owing to the Landlord	\$13,778.22
Plus daily compensation owing for each day of occupation starting April 29, 2026	\$128.22 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	