



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

File Number: LTB-L-013611-26

In the matter of: 206, 125 CANON JACKSON DR
YORK ON M6M0C6

Between: DANIELS GATEWAY RENTAL COMMUNITIES Landlord

And

TUSHANA BUDHI Tenant

DANIELS GATEWAY RENTAL COMMUNITIES (the 'Landlord') applied for an order to terminate the tenancy and evict TUSHANA BUDHI (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was mediated by videoconference on April 27, 2026. Paralegal, Nicole Ruby, attended on behalf of the Landlord. The Tenant attended, after speaking to Duty Counsel. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Determinations:

L1 Application – Non-Payment of Rent

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The current rent is \$2,950.00. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$96.99. This amount is calculated as follows: \$2,950.00 x 12, divided by 365 days.
5. The rent arrears owing to April 30, 2026 are \$5,900.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$2,950.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Therefore, for the period ending April 30, 2026, the Tenant owes the Landlord \$6,086.00 (\$5,900.00 + \$186.00).
9. Pursuant to section 78 of the Act, the parties agree to a payment plan.

L2 Application – Persistent Late Payment of Rent

10. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month
11. Pursuant to section 78 of the Act, the parties agree on a plan. For May 2026 the Tenant will pay the monthly rent on or before May 7, 2026. For June 1, 2026 to April 30, 2027, the Tenant will pay the monthly rent on or before the 1st of each month.

On consent, it is ordered that:

Form N4/L1 Application:

1. The Tenant shall pay to the Landlord arrears of \$5,900.00 for the period ending April 30, 2026 plus the Landlord's filing fee of \$186.00, totalling \$6,086.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 (\$6,086.00) in accordance with the following schedule:

- . \$1,000.00 minimum on or before the 20th of each month for
May 20, 2026 to September 20, 2026 (5 months) and
- . \$1,086.00 on or before October 20, 2026.

The Tenant shall also pay to the Landlord new monthly rent, as follows:

- . May 2026 monthly rent due on or before May 7, 2026 and
 - . June 1, 2026 to October 31, 2026 monthly rent due on or before the 1st of each month.
3. 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 *Residential Tenancies Act, 2006* ('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 November 1, 2026.

Form N8/L2 Application:

4. The Tenant shall pay the Landlord the monthly rent for May 2026 on or before May 7, 2026 and the June 1, 2026 to April 30, 2027, on or before the 1st of each month.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of 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 11, 2026
Date Issued

Shawn Hayman
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.