



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015203-26

In the matter of: 6, 154 SIMCOE ST S
OSHAWA ON L1H4G9

Between: Thava Sivapragasam Landlord

And

Ashlynn Errington Tenant

Thava Sivapragasam (the 'Landlord') applied for an order to terminate the tenancy and evict Ashlynn Errington and Denzel Marquis Goodridge (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord, the Tenant, Ashlynn Errington, and the Tenant's support person, Melissa Scott, were present. As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The parties agreed on consent to amend the application and remove the minor child, Denzel Marquis Goodridge as a Tenant from this application.
2. The application filing fee has been paid to the Landlord.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,500.00. This amount represents \$1,500.00 for arrears of rent up to April 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$100.00 towards arrears of rent on or before the 20th day of each month, beginning May 20, 2026, up to and including September 20, 2026.
 - b) the remaining balance of \$1,000.00 on or before October 20, 2026.

3. The Tenant shall pay the lawful rent from May 2026 to Oct 2026, in accordance with the following schedule:

Date of Payment	Payment Amount
May 1, 2026	\$1,000.00
May 20, 2026	\$500.00
June 1, 2026	\$1,000.00
June 20, 2026	\$500.00
July 1, 2026	\$1,000.00
July 20, 2026	\$500.00
August 1, 2026	\$1,000.00
August 20, 2026	\$500.00
September 1, 2026	\$1,000.00
September 20, 2026	\$500.00
October 1, 2026	\$1,000.00
October 20, 2026	\$500.00

4. If the Tenants fail 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 Tenants' breach pursuant to section 78 of 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 April 30, 2026.

May 5, 2026
Date Issued

 Maryam Cooper
 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.