



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

File Number: LTB-L-015473-26

In the matter of: Basement Unit, 475 WILSON RD N
Oshawa ON L1G6E8

Between: Sai Krishna Vecham Viswanathaiah Landlords
Naga Jyothi Vecham

And

Rachael Dawn Rosa Tenant

Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vecham (the 'Landlords') applied for an order to terminate the tenancy and evict Rachael Dawn Rosa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord Sai Krishna Vecham Viswanathaiah and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,586.00 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

April 28, 2026	\$3,000.00
May 5, 2026	\$2,100.00
June 15, 2026	\$1,162.00
July 15, 2026	\$1,162.00
August 15, 2026	\$1,162.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026 to August 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. 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 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 12, 2026
Date Issued

Brenda Mercer
Member, 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.