



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002224-26

In the matter of: 1601, 286 MAIN ST
TORONTO ON M4C0B3

Between: Mohit Arora Landlords
Rupan Regis

And

Christopher Goodfellow Tenants
Shawna Jack

Mohit Arora and Rupan Regis (the 'Landlords') applied for an order to terminate the tenancy and evict Christopher Goodfellow and Shawna Jack (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 24, 2026. Instead, the Landlord's Legal Representative, Rizna Regis, the Landlords, and the Tenants engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$3,050.00. It is due on the 1st day of each month.
2. The rent arrears owing to March 31, 2026 are \$21,350.00.
3. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlords \$21,536.00. This amount includes rent arrears owing up to March 31, 2026 and the cost of filing the application.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
March 27, 2026	\$3,050.00
April 15, 2026	\$3,081.00
May 15, 2026	\$3,081.00
June 15, 2026	\$3,081.00
July 15, 2026	\$3,081.00
August 15, 2026	\$3,081.00
September 15, 2026	\$3,081.00

3. The Tenants shall also pay to the Landlords new rent in full and on time for the period between April 1, 2026 to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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 Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.
5. This order on consent is in full and final settlement of this application.

May 12, 2026
Date Issued

 Shadiyah Stoute
 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.

