



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018678-26

In the matter of: 58 SEVERINO CIR
SMITHVILLE ON L0R2A0

Between: Sanjay Parikh Landlord
Easwara Periyathamby

And

Stephanie Louise Court Tenant

Sanjay Parikh and Easwara Periyathamby (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Stephanie Louise Court and Ryan Kevin Court (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 7, 2026. Rizna Rishafy, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented.

Through private discussion, the parties agreed to resolve the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed to remove Ryan Kevin Court as a Tenant on the application.

It is ordered on consent that:

1. The Landlord's application is amended to remove **Ryan Kevin Court** as a Tenant.
2. The Tenant shall pay to the Landlord \$15,086.00. This amount represents \$14,900.00 for arrears of rent up to May 31, 2026, and the \$186.00 application filing fee (costs).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Payment Amount
June 15, 2026	\$1,000.00
July 15, 2026	\$1,000.00
August 15, 2026	\$1,000.00

September 15, 2026	\$1,000.00
October 15, 2026	\$1,000.00
November 15, 2026	\$1,000.00
December 15, 2026	\$1,000.00
January 15, 2027	\$1,000.00
February 15, 2027	\$1,000.00
March 15, 2027	\$1,000.00
April 15, 2027	\$1,000.00
May 15, 2027	\$1,000.00
June 15, 2027	\$1,000.00
July 15, 2027	\$1,000.00
August 15, 2027	\$1,086.00

4. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting June 2026 through to and including August 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 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 May 31, 2026.

May 14, 2026
Date Issued

Joanne Lolato
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.