



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

File Number: LTB-L-073519-25

In the matter of: 34 LAKE FOREST DR
RICHMOND HILL ON L4E0B2

Between: Dushyanthie Kumaravelu Landlord

And

Joe Mariani Tenant

Dushyanthie Kumaravelu (the 'Landlord') applied for an order to terminate the tenancy and evict Joe Mariani (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 6, 2026. The Landlord's agent Selva Chelliah (the Landlord's spouse) and the Landlord's legal representative Jahne Baboulas attended the hearing. The Tenant and the Tenant's legal representative Agatha Small attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. This resolves all issues in this application and the Tenant's T1/T6 application file number LTB-T-004848-26.
2. The Landlord shall apply a discount in the amount of \$13,500.00 which is to be applied to the arrears owing in the amount of \$42,000.00 for the period up to May 31, 2026 which brings the amount owing for the arrears to \$28,500.00.
3. Starting June 15, 2026, and on or before the fifteenth day of each month, the Tenant shall pay \$1,000.00 per month to the Landlord towards the arrears up to and including September 15, 2028.
4. The Tenant shall pay one final payment towards the arrears in amount of \$500.00 due on or before October 15, 2028.
5. Starting June 1, 2026 the Tenant shall also pay to the Landlord new rent on time and in full by the first day of each month for the period June 1, 2026 to September 1, 2028, or until the arrears are paid in full, whichever date is earliest.

6. 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 *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 May 31, 2026.

May 15, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.