



**Amended Order under Section 21.1 of the Statutory Powers Procedure Act
Order under Section 69/88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-000889-26-AM

In the matter of: 215, 4628 KINGSTON RD
SCARBOROUGH ON M1E0E1

Between: Fred Victor Centre Landlord

And

Nishanth Karunanathan Tenant

Fred Victor Centre (the 'Landlord') applied for an order to terminate the tenancy and evict Nishanth Karunanathan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 17, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's Agent, Vee Guevara, and the Tenant, and the Tenant's support person Marcy Lynn 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.

Pursuant to a request filed by the Landlord on May 7, 2026, the order is clerically amended. The corrections have been bolded and underlined for ease of reference.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$856.00**. This amount represents **\$670.00** for arrears of rent up to March 31, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenant shall pay **\$30.00** towards arrears of rent on or before the 15th day of each month, beginning April 15, 2026, up to and including July 15, 2028.
 - b) The Tenant shall also pay the remaining balance of \$16.00 on or before August 15, 2028.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first of each month from April 1, 2026, to August 1, 2028, 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 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 March 31, 2026.

March 20, 2026
Date Issued

Ryan Gacnik
Hearings Officer, Landlord and Tenant Board

May 12, 2026
Date Amended

Ryan Gacnik
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.