



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

File Number: LTB-L-085143-25

In the matter of: 28 SILVER SPRUCE DR
SCARBOROUGH ON M1W1V5

Between: Hong Xu Landlord

And

Ketheeswaran Kanapathipillai Tenants
Majutha Ketheeswaran

Hong Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Ketheeswaran Kanapathipillai and Majutha Ketheeswaran (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenants.

This application was scheduled to be heard by videoconference on May 4, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Yun Tao Li, and the Tenant, Majutha Ketheeswaran (representing both Tenants), participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The Landlord agrees to waive the sum of \$186.00 which is the cost for filing the application.
2. The Landlord agrees to send the utility bills due after May 4, 2026, to the Tenants within 7 days of the receipt of the bill.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. The Tenants shall pay the Landlord \$6,306.06 for outstanding utility arrears owing to May 4, 2026.
3. The Tenants shall pay the Landlord the amount listed in paragraph 2 as follows:
 - \$500.00 on or before the 20th day of each month, beginning May 20, 2026, up to and including April 20, 2027; and
 - \$306.06 on or before May 20, 2027.
4. For the next 12 months starting May 4, 2026, the Tenants shall pay the Landlord for all future utility charges on or before the due date specified on the utility bills.
5. If the Tenants fails to comply with the conditions set out in this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

May 12, 2026
Date Issued

Rachael Kukoyi
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.