



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

File Number: LTB-L-010189-26

In the matter of: 7 LUROSA CRES
WHITBY ON L1R3B1

Between: RATNAJEYANTHY SURESH Landlords
SURESH VAIRAMUTHU

And

TUYNNA S CAMPBELL Tenants
MOUHAMADOU LAMINE KAIRE

Ratnajeyanthi Suresh and Suresh Vairamuthu (the 'Landlords') applied for an order to terminate the tenancy and evict Tuynna S Campbell and Mouhamadou Lamine Kaire (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 Landlords or another tenant

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The parties attended a hearing on May 19, 2026 by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlords' Ratnajeyanthi Suresh, the Landlords' legal representative Subajini Niranjan, the Tenant, Tuynna Campbell, on behalf of both Tenants, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

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

The parties agreed that:

1. The Tenants agree to provide the Landlords with proof of renter's insurance within 30- day from the date of the hearing.
2. The Tenants are responsible to pay 60% of the total utilities' costs of the residential complex.
3. The Tenants will clearly mark any payments sent to the Landlords to clearly indicate where the payment should be applied.

4. The Landlords will provide copies of the utility bills to the Tenants when they are received by the Landlords.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlords the total of \$6,182.78 representing arrears of the utilities to the date of the hearing (Enbridge, Hydro and Water/Sewer).
2. The Tenants shall pay to Landlords the amount in paragraph 1, in accordance with the following schedule:
 - a) Starting on May 29, 2026, continuing on every other Friday thereafter for a total of 6 payments, the Tenants will make equal bi-weekly payments each in the amount of \$1,000.00.
 - b) The Tenants will then make a final payment of \$182.78 on August 28, 2026
3. For 12 months starting on May 19, 2026, upon receipt of the utility bills from the Landlords the Tenants shall make payment in full no later than the due date on the respective bill.
4. If the Tenants fail to comply with the conditions set out in paragraph 2 or 3 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords 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 22, 2026
Date Issued

Diego Fernandez-Stoll
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.ert