



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021115-26

In the matter of: Basement, 5 PANDA SQ
SCARBOROUGH ON M1B6G4

Between: Tharshini Thurairajah Landlord

And

Jegathesan Mangaikarasu
Sathiyagnany Jegathesan
Harishan Jegathesan
Manonmany Sountharapandiyam Tenant

Tharshini Thurairajah (the 'Landlord') applied for an order to terminate the tenancy and evict Jegathesan Mangaikarasu, Sathiyagnany Jegathesan, Harishan Jegathesan and Manonmany Sountharapandiyam (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 20, 2026. The Landlord, the Landlord support persons, Kayani Rajakumar and Rajakumar Rajathurai, and the Tenant, Jegathesan Mangaikarasu and Harishan Jegathesan were in attendance. The Tenant Jegathesan Mangaikarasu had permission to speak on behalf of the Tenant, Sathiyagnany Jegathesan and Manonmany Sountharapandiyam, who were not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The current lawful rent is \$1,900.00, due on the 1st day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$11,026.00, which represents the arrears of rent (\$10,840.00) plus the filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:

- a) \$500.00 per month due on or before the 15th day of each month for a 3-month period starting in the month of June 2026, up to and including the month of August 2026 (arrears); AND
 - b) \$700.00 per month due on or before the 15th day of each month for a 13-month period starting in the month of September 2026, up to and including the month of September 2027 (arrears plus filing fee); AND
 - c) \$426.00 on or before October 15, 2026 (arrears plus filing fee).
3. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting June 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
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 to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board 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, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after May 31, 2026.

May 27, 2026

Date Issued

Sonja Richter

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.