



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

File Number: LTB-L-022942-26

In the matter of: 14 Macdonnell Road
Niagara on the Lake ON L0S1J0

Between: Pathik Baxi Landlord

And

Jeffrey Cowan Tenant
Carolyn Cowan

Pathik Baxi (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey Cowan and Carolyn Cowan (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 Tenant's Legal Representative, Vaibhav Kukreja, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The monthly rent is \$2,600.00 due on the 15th day of each and every month.
2. The Tenant shall pay to the Landlord \$35,590.60 for arrears of rent up to May 31, 2026, costs, and less the rent rebate (\$3,595.40) the Landlord agreed to in relation to section 82 issues the Tenant raised.
3. This order resolves the section 82 issues the Tenant intended to raise which includes; reimbursement for a hydro bill in the amount of \$355.40 and the Tenant not having access to the mailbox.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$17,795.30 on or before May 31, 2026
 - b) On or before the 15th day of each month from June 2026 to January 2027, the Tenant shall pay the Landlord \$2,000.00; and

- c) On or before the 15th day of February 2027, the Tenant shall pay the Landlord \$1,795.30.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 15, 2026, to February 15, 2027, 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 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 Tenant's 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 May 31, 2026.
7. The Landlord will contact Canada Post in relation to a mailbox key for the Tenant, and any follow up that the Tenant is required, the Landlord will notify them about in writing.

May 25, 2026
Date Issued

Samantha Greaves
Member, 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.