



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-086573-25-RV

In the matter of: 18 RIDGEMORE CRES
BRAMPTON ON L7A2L6

Between: KALAIVANI NITHIYANANTHAN Landlord

And

KIMBERLEY JAMES Tenant

Review Order

KALAIVANI NITHIYANANTHAN (the 'Landlord') applied for an order to terminate the tenancy and evict KIMBERLEY JAMES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-086573-25 issued on January 6, 2026.

On January 27, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 27, 2026, interim order LTB-L-086573-25-RV-IN was issued, staying the order issued on January 6, 2026.

This application was heard by videoconference on May 21, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing the parties consented to the following.

It is ordered on consent that:

1. The request to review order LTB-L-086573-25 issued on January 6, 2026, is granted. The order is cancelled and replaced with the following.
2. The Tenant shall pay to the Landlord \$15,705.80, which represents the arrears of rent owing to May 31, 2026, and costs to the Landlord to file the application with the Board.
3. The Landlord's application for eviction of the Tenant is denied on the condition that payment is made in accordance with the following:
 - a) Pay \$10,000.00 on or before May 28, 2026.

- b) Pay \$2,806.56, for arrears and June rent.
 - c) Pay \$300.00 each month July 20, 2026 through January 27, 2028.
 - d) Pay \$305.80 on or before February 27, 2028.
4. The Tenant shall also pay the Landlord the rent for the months of July 2026 through February 2027 in full, and on the first of each corresponding month, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any of the payments in accordance with paragraphs 2 and 3, and by the dates required, then:
- (a) The Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.
6. The interim order issued on January 27, 2026, is cancelled.

May 26, 2026
Date Issued

Diane Wade
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.