



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

File Number: LTB-L-016225-26

In the matter of: 404, 120 RAGLAN AVE.
YORK ON M6C2L4

Between: Equiton Residential Income Fund LP Landlord

And

Marissa Ramiah Tenants
Ravi Ramiah

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Marissa Ramiah and Ravi Ramiah (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on May 7, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Shadiyah Stoute.

The Landlord's agent, Laveena Sansal, and the Tenant, Marissa Ramiah, were present. The Tenant did speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$8,797.88. This amount represents \$8,611.88 for arrears of rent up to May 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
On or before the 25 th day of each month from June 25, 2026, to October 25, 2027	\$500.00
On or before November 25, 2027	\$297.88

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 17th day of every month for the period from June 2026, to November 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 27, 2026
Date Issued

Shadiyah Stoute
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.