



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

File Number: LTB-L-017013-26

In the matter of: 6834 SHILOH RD.
NEWTONVILLE ON L0A1J0

Between: Cynthia Sritharan Landlords
Sharmila Sritharan

And

Yeranuhi Khachatryan Tenants
Arsen Khachatryan

Cynthia Sritharan and Sharmila Sritharan (the 'Landlords') applied for an order to terminate the tenancy and evict Yeranuhi Khachatryan and Arsen Khachatryan (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, Cynthia Sritharan, and the Tenant, Arsen Khachatryan, were present. The Tenant did not 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 Landlords \$21,986.00. This amount represents \$21,800.00 for arrears of rent up to May 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
On or before the 1 st day of each month from June 1, 2026, to March 1, 2027	\$2,000.00
On or before April 1, 2027	\$1,986.00

3. The Tenants shall also pay to the Landlords 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 April 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 26, 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.