



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

File Number: LTB-L-017998-26

In the matter of: 28, 19 LEXINGTON AVE
ETOBICOKE ON M9V2G4

Between: One Lexington Avenue Limited Landlord

And

Mervendra Naidu Tenants
Nirvashnee Naidu

One Lexington Avenue Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Mervendra Naidu and Nirvashnee Naidu (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on May 21, 2026. Before the start of the hearing, the Landlord's Representative, Sabrina Marchionne and the Tenant Mervendra Naidu, representing all Tenants advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,151.87. It is due on the 1st day of each month.
3. During the term of the payment plan, the lawful monthly rent shall be payable on the 7th day of each month instead of the 1st day. Upon termination of the payment plan, the lawful monthly rent shall be due and payable on the 1st day of each month.
4. The rent arrears owing to May 31, 2026 are \$6,516.09.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord is \$6,702.09.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,702.09 for arrears of rent up to May 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) **\$400.00** on or before the **30th day** of each month starting **June 30, 2026**, through to and including **September 30, 2027**, and;
 - b) A final payment of **\$302.09** on or before **October 30, 2027**.
3. The Tenants shall pay the monthly rent on or before the 7th day of each month for term of the payment plan. Accordingly, the Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing for the period **June 7, 2026 to October 7, 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 28, 2026
Date Issued

Sarah Harriman
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.