



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

**File Number:** LTB-L-000564-26-AM

**In the matter of:** 59 DONALD FICHT CRES  
BRAMPTON ON L7A5H6

**Between:** BHAVESH BAROT Landlords  
VISHNUBHAI PATEL  
BINALKUMAR PATEL

**And**

KLEWASLALL RAMLAL Tenants  
ANITA BHAGMATTIE SATTAN

**Pursuant to a request filed by the Landlord on May 26, 2026, the order is clerically amended as below. The correction has been bolded and underlined for ease of reference.**

BHAVESH BAROT, VISHNUBHAI PATEL and BINALKUMAR PATEL (the 'Landlords') applied for an order to terminate the tenancy and evict KLEWASLALL RAMLAL and ANITA BHAGMATTIE SATTAN (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent (L2 Application).

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on May 20, 2026.

The Landlords Bhavesh Barot and Binalkumar Patel and the Tenant Klewaslall Ramlal attended the hearing. The Tenant spoke with Duty Counsel prior to the hearing.

The parties before the LTB consented to the following order, the terms of which have been adjusted slightly to reflect May 31, 2026 as the date to which arrears are owed.

**It is ordered on consent that:**

1. The monthly rent is \$3,500.00.
2. The Landlords' application for eviction of the Tenants is denied on the condition that the Tenants comply with the following terms.

3. The Tenants shall pay to the Landlords \$20,000.00, representing arrears of rent to May 31, 2026 and \$186.00 for the cost of filing the application.
4. The total the Tenants shall pay to the Landlords is \$20,186.00.
5. The Tenants shall comply with the following payment plan:
  - (a) **on or before May 31, 2026, the Tenants shall pay to the Landlord \$3,500.00,**
  - (b) on or before June 15, 2026, the Tenants shall pay the June 2026 rent in full, and
  - (c) on or before July 31, 2026, the Tenants shall pay the arrears and costs owing to May 31, 2026 in full, in the amount of **\$16,686.00.**
6. The Tenants shall also pay to the Landlords the lawful rent on time and in full as it comes due, starting July 1, 2026.
7. 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 4 of this order shall become immediately due and owing.
8. If the Tenants fail to make any one of the payments in accordance with this order, 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**

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Elle Venhola  
Member, Landlord and Tenant Board

**May 28, 2026**  
**Date Amended**

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.