



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024181-26

In the matter of: Upper Level, 362 PARK RD N
OSHAWA ON L1J4M3

Between: Aravinthan Thangeswran Landlord

And

Kristopher Baldwin Tenants
Digno Florencia

Aravinthan Thangeswran (the 'Landlord') applied for an order to terminate the tenancy and evict Kristopher Baldwin and Digno Florencia (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on May 26, 2026.

The Landlord attended with the Landlord's Representatives, Karas Patchamuttu, and Parastoo Naderi.

The Tenants Kristopher Baldwin and Digno Florencia attended with the Tenant Support, Hana Prentice.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that: Beginning June 1, 2026, and on an ongoing basis, the monthly rent will be paid on or before the first (1st) day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$8,124.23. This amount represents \$7,803.23 for arrears of rent up to May 31, 2026, \$135.00 NSF fees on charge, 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:
 - \$600.00 on or before the 15th day of each month commencing June 15, 2026, and for the next 13 months up to and including June 15, 2027; and

- \$324.23 on or before July 15, 2027.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on or before the 1st day of each month for the period June 2026 to July 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 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 *Residential Tenancies Act, 2006* (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.

June 1, 2026
Date Issued

Eno Ubia
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.