



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

**File Number:** LTB-L-022396-26

**In the matter of:** 103, 1315 BOUGH BEECHES BLVD  
MISSISSAUGA ON L4W4A1

**Between:** 1315 BOUGH BEECHES BOULEVARD LIMITED Landlord

**And**

NAGALINK PRABAHARAN Tenant

1315 BOUGH BEECHES BOULEVARD LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict NAGALINK PRABAHARAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on May 28, 2026. The Landlord's legal representative Emily Barbaty and the Tenant's agent Nirusan Kirupagaran attended the hearing. Nirusan Kirupagaran confirmed that they are an occupant in the unit and had authorization to act on behalf of Tenant Nagalink Prabakaran.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

### **It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$8,224.04 which represents arrears of rent (\$8,038.04) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - Payments of \$400.00 on or before the 15<sup>th</sup> day of each month starting on June 15, 2026 and continuing each month until September 15, 2026; and
  - Payments of \$500.00 on or before the 15<sup>th</sup> day of each month starting on October 15, 2026 and continuing each month until January 15, 2027; and
  - Payments of \$1,156.00 on or before the 15<sup>th</sup> day of each month starting on February 15, 2027 and continuing each month until April 15, 2027; and
  - A final payment of \$1,156.04 on or before May 15, 2027.

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

**June 3, 2026**  
**Date Issued**

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**Sandra Sabourin**  
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.