



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

File Number: LTB-L-031163-26

In the matter of: 13187 Guelph Line
Milton ON L0P 1B0

Between: Raghuvir Singh Banwait Landlord

And

Laurie J Goudreault Tenants
Real J Goudreault

Raghuvir Singh Banwait (the 'Landlord') applied for an order to terminate the tenancy and evict Laurie J Goudreault and Real J Goudreault (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 27, 2026. The Landlord's representative, paralegal, Vijayant Sood, the Landlord Raghuvir Singh Banwait, and the Tenants, Laurie J Goudreault and Real J Goudreault, attended the hearing. The Tenants did speak with Duty Counsel prior to the hearing

At the hearing, the parties engaged in mediation. 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.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,000.00. It is due on the 1st day of each month.
3. The rent arrears owing to May 31, 2026, are \$19,000.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. Accordingly, the total amount the Tenants owe the Landlord is \$19,186.00.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$19,186.00 which represents arrears of rent (\$19,186.00) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,500.00 on or before the 15th day of each month, from June 15, 2026, to May 15, 2027. (12 months),
 - \$1,186.00 on or before June 15, 2027.
3. The Tenants shall pay to the Landlord June's rent on or before June 10, 2026.
4. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing from July 1, 2026, to June 1, 2027, or until the arrears are paid in full whichever date earliest.
5. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 2, 2026
Date Issued

Pauline Brewster
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.