



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

File Number: LTB-L-025853-26

In the matter of: 40 PEACOCK TRAIL
ALLISTON ON L9R0T8

Between: Sarmina Kuganesan Landlord

And

Christina Berardinelli Tenants
James Harold

Sarmina Kuganesan (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Berardinelli and James Harold (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on May 28, 2026.

The Landlord, Sarmina Kuganesan, and the Tenant, Christina Berardinelli, attended the hearing.

Determinations:

1. The Tenants paid the Landlord all the rent that was in arrears up to May 31, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only. The Tenant did not dispute that they had owed rent at the time of filing the application and that they had not paid the filing fee since. Therefore, the Landlord is entitled to their filing fee.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 13, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 14, 2026, at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Colin Elsby
Member, 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.