



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

File Number: LTB-L-032750-26

In the matter of: 246 DONNELLY DR
MISSISSAUGA ON L5G2M5

Between: Surinder Bansal Landlord

And

Manoj Dubey Tenants
Alka Dubey

Surinder Bansal (the 'Landlord') applied for an order to terminate the tenancy and evict Manoj Dubey and Alka Dubey (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).

This application was scheduled to be heard by videoconference on May 26, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Surinder Bansal, the Landlord's Representative, Yuvraj Bhullar and the Tenant, Manoj Dubey (representing both Tenants), participated in the mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is due on the 15th day of each month.
3. The rent arrears owing to June 14, 2026, are \$19,141.00.
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 \$19,327.00.

6. The Parties agree to communicate with each other through the following emails: manojd1607@gmail.com and skbansal60@hotmail.com .

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$19,327.00. This amount includes rent arrears owing up to June 14, 2026, and the cost of the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 through a payment plan whereby the Tenants will pay the Landlord:
 - \$1,500.00 a month on or before the 15th day of each month, beginning June 15, 2026, up to and including May 15, 2027; and
 - \$1,327.00 on or before June 15, 2027.
3. The Tenants shall also pay to the Landlord the new rent in full by the 15th day of each month for the period June 15, 2026, to June 15, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any 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 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 June 14, 2026.

L2 Application – Persistent Late Payment of Rent

5. The Tenants shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the 12 consecutive months immediately following the completion of the payment plan.
6. If the Tenants fail to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

June 5, 2026
Date Issued

Rachael Kukoyi
Hearings Officer, Landlord and Tenants 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.