



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

File Number: LTB-L-025444-26

In the matter of: UPPER, 825 WRIGHT ST
WELLAND ON L3B2L1

Between: HIMANSHU SACHDEVA Landlord

And

NHAT THANG DO Tenant
ROBYN JONNI MOFFAT

HIMANSHU SACHDEVA (the 'Landlord') applied for an order to terminate the tenancy and evict NHAT THANG DO and ROBYN JONNI MOFFAT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 2, 2026.

The Landlord's Legal Representative Tiffany Corradetti and the Tenant, Nhat Thang Do, attended the hearing.

Determinations:

1. At the commencement of the hearing, a flaw in the N4 notice of termination ('N4') was brought to the attention of the parties, specifically that the rent table on the second page of the N4 reflected a rental period of January 1, 2026, to January 30, 2026. The parties were invited to make submissions on this issue.
2. We are satisfied that the N4 is in substantial compliance with the Act, despite not properly reflecting the appropriate rental period, as there can be no reasonable confusion to the subject matter of the N4 or significant prejudice.
3. At the hearing, the parties consented to the following order:

On consent, it is ordered on that:

1. The Tenant shall pay to the Landlord the amount of \$7,216.00 for arrears of rent up to June 30, 2026, and costs.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 above in accordance with the following schedule:

	<u>PAYMENT DUE DATE:</u>	<u>AMOUNT OF PAYMENT:</u>
1.	On or before June 4, 2026	\$555.08
2.	On or before June 18, 2026	\$555.08
3.	On or before July 2, 2026	\$555.08
4.	On or before July 16, 2026	\$555.08
5.	On or before July 30, 2026	\$555.08
6.	On or before August 13, 2026	\$555.08
7.	On or before August 27, 2026	\$555.08
8.	On or before September 10, 2026	\$555.08
9.	On or before September 24, 2026	\$555.08
10.	On or before October 8, 2026	\$555.08
11.	On or before October 22, 2026	\$555.08
12.	On or before November 5, 2026	\$555.08
13.	On or before November 19, 2026	\$555.04

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 of July 1, 2026, to November 1, 2026, 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 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 June 30, 2026.

June 9, 2026
Date Issued

Jasmina Mrkalj-Skelly
Member, Landlord and Tenant Board

June 9, 2026
Date Issued

Heather Chapple
Vice-Chair, 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.