



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

File Number: LTB-L-027529-26

In the matter of: Upper Level, 23 BILLINGSGATE CRES
AJAX ON L1S2R7

Between: Shriram Murugathas Landlord

And

Athithan Ananthamoorthy Tenants
Sathiamoorthy Ananthamoorthy
Sukirtharanee Ananthamoorthy
Mayoori Ananthamoorthy

Shriram Murugathas (the 'Landlord') applied for an order to terminate the tenancy and evict Athithan Ananthamoorthy, Sathiamoorthy Ananthamoorthy, Sukirtharanee Ananthamoorthy and Mayoori Ananthamoorthy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was scheduled to be heard by videoconference on June 4, 2026.

The Landlord attended with the Landlord's Representative, Rajan Mahavalirajan, The Tenants's Representative, Emalsha Madawala, was present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

Preliminary Issue

1. The parties agree to add Upper Level to the rental address.
2. The Landlord's application is amended to include Upper Level to the rental unit to be identified as Upper Level – 23 Billingsgate Crescent, Ajax, ON.

The Parties agree that:

3. The lawful rent is \$2,800.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$92.05. This amount is calculated as follows: \$2,800.00 x 12, divided by 365 days.

5. The rent arrears owing to June 30, 2026, are \$12,436.82.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.
8. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for termination of the tenancy. Therefore, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.
4. The Tenants shall pay to the Landlord \$12,622.82. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing in paragraph 4 on or before November 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from December 1, 2026, annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

June 12, 2026
Date Issued

Eno Ubia
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 24, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.