



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029766-26

In the matter of: 201, 10 GATINEAU DR
THORNHILL ON L4J 0L2

Between: Nesyah Kehimkar Landlord

And

Shani Letham Tenant

Nesyah Kehimkar (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict Shani Letham (the 'Tenant') based on a form N8 notice of termination because the Tenant has been persistently late in paying the Tenant's rent.

A hearing took place at the Landlord and Tenant Board on June 8, 2026 via video conference on VC line 122. The Landlord's Legal Representative Tigran Sandukhchyan attended with the Landlord. The Tenant attended and was self-represented.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. On or before June 11, 2026 the Tenant shall pay the amount of \$1,600.00 which represents 50 % of the current lawful monthly rent owing for the period of June 2026.
3. On or before July 11, 2026 the Tenant shall pay the amount of \$4,800.00 which represents the remaining 50 % balance of the current lawful monthly rent owing for the period of June 2026 and the full current lawful monthly rent owing for the period of July 2026 (\$1,600.00 remaining 50 % balance of June 2026 rent + \$3,200.00 current lawful monthly rent for July 2026 = \$4,800.00).

4. On or before August 11, 2026 and on or before the 11th (eleventh) day of each consecutive month thereafter for the next 11 months (12 months total including the start date) up to and including July 11, 2027 the Tenant shall pay lawful monthly rent on time and in full.
5. If the Tenant fails to comply with any one of the payments and conditions set out in paragraph(s) 2, 3, and/or 4 of this order related to the issues in the application, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. 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 Tenant.
6. On or before July 31, 2026 the Tenant shall pay the application filing fee in the amount of \$186.00.

June 10, 2026
Date Issued

Chris Jackson
Hearing 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.