



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

File Number: LTB-L-039792-26

In the matter of: 293 SCOTT BLVD
MILTON ON L9T6Z7

Between: Sam Ani Landlord

And

Raynard Newbold Tenant
Tabitha Newbold

Sam Ani (the 'Landlord') applied for an order to terminate the tenancy and evict Raynard Newbold and Tabitha Newbold (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 8, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord legal representative Yuvraj Bhullar and the Tenant participated in the mediation. The Tenant, Raynard Newbold was able to speak on behalf of all Tenants and spoke with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

It is ordered on Consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$24,566.00 for arrears of rent up to June 30, 2026 and the cost of the filing fee of this application.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following payment plan;
 - a. \$12,283.00 on or before July 8, 2026; and
 - b. \$12,283.00 on or before July 31, 2026.
3. If the Tenant fails to make any of the payments in paragraph 2 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, 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 30, 2026.

L2 Application – Persistent Late Payment of Rent

4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
5. For a period of twelve consecutive months, starting on July 23, 2026, up to and including June 23, 2027, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time, on or before the twenty-third day of each month.
6. If the Tenant fails to meet the terms, as per paragraph 5 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenants' failure to meet a term.

June 15, 2026
Date Issued

Monique Browne
Hearings 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.