



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028138-26

In the matter of: 303, 760 MOHAWK RD W
HAMILTON ON L9C6P6

Between: The Effort Trust Company Landlord

And

Arpit Kaushik Tenant

The Effort Trust Company (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Arpit Kaushik (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on June 9, 2026. Abdulrahman Asiri, Licenced Paralegal and Full-time Employee of the Landlord, represented the Landlord. The Tenant attended and was self-represented. Jai Simran was present at the start of mediation and left the meeting once all parties agreed she was to be removed as a Tenant from the application.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. Arpit Kaushik and Jai Simran confirmed that Jai Simran vacated the unit in July of 2025.
- b. Jai Simran is removed as a Tenant on the application.
- c. Arpit Kaushik acknowledges that he is solely responsible for the arrears related to this application.
- d. The current lawful monthly rent effective June 1, 2026, is \$2,093.05. It is due on the 1st of each month.

It is ordered on consent that:

1. The Landlord's application is amended to remove **Jai Simran** as a Tenant.

2. The Tenant shall pay to the Landlord \$7,009.05. This amount represents \$6,743.05 for arrears of rent up to June 30, 2026, \$80.00 in NSF fees (for returned cheques for March, April, May and June of 2026), and the \$186.00 application filing fee (costs).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Payment Amount
June 18, 2026	\$800.00
July 18, 2026	\$800.00
August 18, 2026	\$800.00
September 18, 2026	\$800.00
October 18, 2026	\$800.00
November 18, 2026	\$800.00
December 18, 2026	\$800.00
January 18, 2027	\$800.00
February 18, 2027	\$609.05

4. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting July 2026 through to and including February 2027, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 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 11, 2026
Date Issued

 Joanne Lolato
 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.