



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

File Number: LTB-L-026292-26

In the matter of: 507, 40 Aurora Court
Scarborough ON M1W2M5

Between: Park Property Management Inc Landlord

And

Kishan Patel Tenants
Diana Morales

Park Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kishan Patel and Diana Morales (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on June 10, 2026.

The Landlord's Legal Representative, Anita Sada, attended on behalf of the Landlord.

The Tenants were self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$1,902.12.
2. The total amount the Tenants owe to the Landlord is \$9,696.60 including arrears of rent (\$9,510.60) and costs (\$186.00) up to June 30, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$9,696.60 which represents the arrears of rent (\$9,510.60) and costs (\$186.00) outstanding for the period ending June 30, 2026.
2. The Landlord's application for eviction of the Tenants is denied on the condition that:
 - a. The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
June 19, 2026	\$2,000.00
July 17, 2026	\$2,000.00
August 14, 2026	\$2,000.00
September 11, 2026	\$2,000.00
October 9, 2026	\$848.30
October 23, 2026	\$848.30

- b. The Tenants shall also pay the Landlord the rent for July 2026 in full, on or before July 3, 2026.
 - c. The Tenants shall also pay the Landlord the rent for the months of August 2026 up to and including October 2026 in full, on or before the 1st day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

June 15, 2026
Date Issued

 Angela McLaughlin
 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.