



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

**File Number:** LTB-L-029981-26

**In the matter of:** 82 Scarletwood Street  
HAMILTON ON L8J1X5

**Between:** Balvinder Kohli Landlord  
Dharamjit Kohli

**And**

Agyeman Claudine Tenant

Balvinder Kohli and Dharamjit Kohli (the 'Landlord') applied for an order to terminate the tenancy and evict Agyeman Claudine (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on June 11, 2026. The following parties participated in the mediation: The Landlord and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

### **The parties agreed that:**

1. The Tenant will pay to the Landlord **\$4,640.00** for the cost of utilities owed.
2. The Tenant will pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - **\$500.00** on or before the 20<sup>th</sup> day of each month, for a period of 9 months, from July 20, 2026, up to and including March 20, 2027; and
  - A final payment of **\$140.00** on or before April 20, 2027 to satisfy the utilities owed.

### **On consent of the parties, it is ordered that:**

1. The Tenant shall pay to the Landlord **\$14,786.00** for arrears of rent up to June 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - **\$4,000.00** on or before June 17, 2026; and

- **\$3,000.00** on or before the 15<sup>th</sup> day of each month, for a period of 3 months, from July 15, 2026, up to and including September 15, 2026; and
  - A final payment of **\$1,786.00** on or before October 15, 2026 to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **July 1, 2026 to October 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. 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 1 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 *Residential Tenancies Act, 2006* 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 22, 2026**  
**Date Issued**

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Rolland Roopchand  
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.