



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

**File Number:** LTB-L-041164-26

**In the matter of:** PH14, 70 TEMPERANCE STREET  
TORONTO ON M5H0B1

**Between:** Canada Sae Real Estate Inc. Landlord

**And**

Ankit Bhargava Tenant

Canada Sae Real Estate Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ankit Bhargava (the 'Tenant') because:

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

Mediation was held on June 16, 2026. The following parties participated in the mediation: The Landlord's representative, Xiangyu Luo and the Tenant's agent, Joseph Kamal.

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 Landlord has waived the cost of the application filing fee.

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

L1 Application - Non-Payment of Rent

1. The Tenant shall pay to the Landlord **\$15,060.00** 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:
  - **\$15,060.00** on or before June 30, 2026.

L2 Application – Persistent Late Payment of Rent

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 **June 1, 2027**.

Section 78

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 23, 2026**  
**Date Issued**

---

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.