



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

File Number: LTB-L-029871-26

In the matter of: 40 BROWN STREET
ERIN ON M0B 1T0

Between: SUNU SUKUMARAN VEMPANIKARA Landlords
ACHUTHAN SIVAGURUNATHAPILLAI

and

YASMINE THERESA SCOTT Tenant

SUNU SUKUMARAN VEMPANIKARA and ACHUTHAN SIVAGURUNATHAPILLAI (the 'Landlords') applied for an order to terminate the tenancy and evict YASMINE THERESA SCOTT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a Hearing scheduled on June 17, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlords and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed facts:

- 1) There may be issues with the Landlords' Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) and/or its service that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The current rent is \$2,680.67 which includes a regular, monthly utility charge. It is due on the 1st day of each month.
- 3) The rent arrears owing to June 30, 2026 are \$8,803.35.
- 4) The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The application is amended to change the monthly rent to \$2,680.67.
2. The Tenant shall pay to the Landlords \$8,989.35. This amount includes rent arrears owing up to June 30, 2026 and the cost of filing the application.
3. The Tenant shall pay to the Landlords the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 1, 2026	\$750.00
August 1, 2026	\$750.00
September 1, 2026	\$750.00
October 1, 2026	\$750.00
November 1, 2026	\$750.00
December 1, 2026	\$750.00
January 1, 2027	\$1,100.00
February 1, 2027	\$1,100.00
March 1, 2027	\$1,100.00
April 1, 2027	\$1,189.35

4. The Tenant shall also pay to the Landlords new rent in full and on time for the period July 1, 2026 to April 1, 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 Landlords pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlords 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.
6. This order is in full and final settlement of this application.

June 22, 2026
Date Issued

 Denise Hannivan
 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.