



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

File Number: LTB-L-027349-26

In the matter of: 305, 2550 KINGSTON RD
SCARBOROUGH ON M1M1L7

Between: WJ Properties Landlord

And

Hasitha De Alwis Tenant
Buddhika Uchini Ekanayake

WJ Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Hasitha De Alwis and Buddhika Uchini Ekanayake (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on June 18, 2026. The following parties participated in the mediation: The Landlord's representative, Sabrina Marchionne and the Tenant, Hasitha De Alwis (who had consent to speak on behalf of the other Tenant).

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

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$8,212.12** 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:
 - **\$3,000.00** on or before June 25, 2026; and
 - **\$837.60** on or before the 15th day of each month, for a period of 6 months, from July 15, 2026, up to and including December 15, 2026; and
 - A final payment of **\$186.52** on or before January 15, 2027 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 January 1, 2027 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 26, 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.