



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

File Number: LTB-L-032736-26

In the matter of: 15 STODDART ST
BEAVERTON ON L0K1A0

Between: Thivyaganthan Thiyagarajah Landlord

And

Samantha Pennell Tenant

Thivyaganthan Thiyagarajah (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Samantha Pennell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 22, 2026. Tom Thiru, Licenced Paralegal, represented the Landlord. The Landlord was present. Samantha Pennell attended and was self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord's application is amended to remove Edwin McGowan as a Tenant. Ms. Pennell confirmed she spoke with Mr. McGowan and he was aware of the hearing date and she further confirmed he moved out of the rental unit in November 2025.
- b. The current lawful monthly rent is \$2,550.00. It is due on the 10th of each month.
- c. The property manager known as Josh Henderson is no longer acting on behalf of the Landlord and the Tenant shall not contact the Landlord through Josh Henderson.
- d. The Tenant can make payments to the Landlord through the Landlord's email address, t.rajah85@yahoo.com or through the Landlord's agent at tom.tbond@gmail.com.

It is ordered on consent that:

1. The Landlord's application is amended to remove Edwin McGowan as a Tenant.
2. The Tenant shall pay to the Landlord \$15,486.00. This amount represents \$15,300.00 for arrears of rent up to July 9, 2026, and the \$186.00 application filing fee (costs).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Payment Amount
June 30, 2026	\$5,000.00
August 30, 2026	\$5,000.00
September 30, 2026	\$5,000.00
November 10, 2026	\$486.00

4. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 10th day of each month starting July 2026 through to and including November 2026, 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 Landlord pursuant to paragraph 2 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 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 July 9, 2026.

June 24, 2026
Date Issued

 Joanne Lolato
 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.