



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-037478-26-SA

In the matter of: Upper, 223 BROWDALE CRES
RICHMOND HILL ON L4C3H9

Between: Toui Tracy Yan Landlord

And

Welventhan Gumarakuru
Gukappiriah Welventhan Tenant

Toui Tracy Yan (the 'Landlord') applied for an order to terminate the tenancy and evict Welventhan Gumarakuru and Gukappiriah Welventhan (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 11, 2026 with respect to application LTB-L-108886-25.

The Landlord's application was resolved by order LTB-L-037478-26, issued on May 4, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-037478-26.

This motion was heard by videoconference on June 22, 2026.

The Landlord, the Landlord's Legal Representative, Cassandra Brito, the Tenant's Legal Representative, Kwang-Sheng Wen, and the Tenant, Gukappiriah Welventhan, attended the hearing.

The parties before the LTB consented to the following order:

Agreed facts:

1. The Landlord will not enforce this Order or post anything online regarding this tenancy if the Tenant complies the payment arrangement in this Order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-037478-26, issued on May 4, 2026, is granted.
2. Order LTB-L-037478-26, issued on May 4, 2026, is set aside and cannot be enforced.

3. The previous order issued on March 11, 2026 with respect to LTB-L-108886-25 is cancelled and replaced with this order.
4. Subject to an earlier termination date by means of an order under section 78 of the *Residential Tenancies Act, 2006* (the "Act") as provided below, the tenancy between the Landlord and the Tenant is terminated in a final way effective July 5, 2026. The Tenant must move out of the rental unit on or before July 5, 2026.
5. If the unit is not vacated on or before July 5, 2026, then starting July 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 6, 2026.
7. The Tenant owes the Landlord \$8,778.08. This represents the arrears to July 5, 2026 and costs, less the last month's rent deposit held by the Landlord.
8. The Landlord does not owe the Tenant interest on the last month's rent deposit.
9. On or before July 1, 2026, the Tenant shall pay the Landlord \$64.40.
10. If the Tenant fail to make the payment in paragraph 9, 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, earlier than July 5, 2026, and evicting the Tenant.
11. The Tenant shall pay to the Landlord the balance in accordance with the following schedule:
 - a. \$1,000.00 on or before September 15, 2026
 - b. \$1,000.00 on or before October 15, 2026
 - c. \$1,000.00 on or before November 15, 2026
 - d. \$1,000.00 on or before December 15, 2026
 - e. \$1,000.00 on or before January 15, 2027
 - f. \$1,000.00 on or before February 15, 2027
 - g. \$1,000.00 on or before March 15, 2027
 - h. \$1,000.00 on or before April 15, 2027
 - i. \$713.68 on or before May 15, 2027
12. 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 7 of this order shall become immediately due and owing.

June 25, 2026
Date Issued

Vicky Liu
Member, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 6, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.