



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

File Number: LTB-L-035434-26

In the matter of: 508, 1129 DON MILLS RD
NORTH YORK ON M3B 2W4

Between: PARKWAY COURT APARTMENTS INC. Landlord

And

HARINARINE MAHARAJ Tenants
ANGELA LOBIN-MAHARAJ

PARKWAY COURT APARTMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict HARINARINE MAHARAJ and ANGELA LOBIN-MAHARAJ (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

This application was heard by videoconference on June 22, 2026. The Landlord's Representative, paralegal, Amy McCue, student observer, Courtney Haines, (with Amy McCue) and the Tenants, Harinarine Maharaj and Angela Lobin-Maharaj, advised that the parties had reached an agreement. The Tenants did seek legal advice prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$1,145.56. It is due on the 1st day of each month.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continue if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing from July 1, 2026, to June 1, 2027.

3. If the Tenant fail to comply with the conditions set out in paragraph #2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application on or before July 6, 2026.
5. If the Tenants do not pay the Landlord the full amount owing on or before July 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 7, 2026, at 4.00% annually on the balance outstanding.

June 30, 2026
Date Issued

Pauline Brewster
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.