



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

File Number: LTB-L-032955-26

In the matter of: 0410, 5900 YONGE ST
NORTH YORK ON M2M3T8

Between: Enterprise Reit Operating LP Landlord

and

Anna Jacob Tenants
Abhijith Vilangapparayil Prabha
Ashin Davis
Amal Joseph

Enterprise Reit Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Jacob, Abhijith Vilangapparayil Prabha, Ashin Davis and Amal Joseph (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 22, 2026, by video conference, at which time the parties engaged in private settlement discussions.

The Landlord's Legal Representative, Emily Barbati, and the Tenant, Ashin Davis, on behalf of all Tenants, reached an agreement and requested an order on consent. I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing.

The parties agreed that:

1. The current rent is \$2,169.73. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,040.25. This amount represents \$1,854.25 for arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
July 15, 2026	\$1,000.00
August 15, 2026	\$1,040.25

3. The Tenants 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 August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 30, 2026
Date Issued

Johnnise Fenton
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.