



July 5, 2023

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

Citation: Shafin Ahmed v Piratheebraj Rajakulendran, 2023 ONLTB 48425

Date: 2023-07-05

File Number: LTB-L-019115-23

In the matter of: 173 RITSON RD S
OSHAWA ON L1H5H4

Between: Shafin Ahmed and Shaila Jahan Soma Landlords

and

Piratheebraj Rajakulendran Tenant

Shafin Ahmed and Shaila Jahan Soma (the 'Landlords') applied for an order to terminate the tenancy and evict Piratheebraj Rajakulendran (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, 2023. Instead, the Landlords, the Landlord's Legal Representative Moezzam Alvi and the Tenant who had consulted with Tenant Duty Counsel participated in a mediation session.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$10,206.00 for arrears of rent up to June 30, 2023 and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

- \$50 on or before the 5th day of each month beginning August 5, 2023, until the arrears are paid in full.
3. 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and will begin to accrue interest. This will be simple interest calculated from the day after the breach at 6.00% annually on the balance outstanding.
4. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2023.

5. If the unit is not vacated on or before July 31, 2023, then starting August 1, 2023, the Landlords 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 Landlords on or after August 1, 2023.

July 5, 2023
Date Issued



Lindsay Phomin
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.