



**OCT 1, 2024**

**Order under Section 69 / 88.2  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-026483-24

**In the matter of:** 2 (Basement), 340 BURROWS HALL BLVD  
SCARBOROUGH ON M1B1H7

**Between:** Vallipuram Selvanesan Landlord

**and**

Tashia Mary James Tenant

Vallipuram Selvanesan (the 'Landlord') applied for an order to terminate the tenancy and evict Tashia Mary James (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant has been persistently late in paying the Tenant's rent.
- the Tenant failed to pay the rent that the Tenant owes

Vallipuram Selvanesan (the 'Landlord') also applied for an order requiring Tashia Mary James (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on September 24, 2024. Instead, the Landlord, the Landlord's Legal Representative Rajan Mahavalirajan and the Tenant who had consulted with Tenant Duty Counsel participated in a mediation session.

**The parties agreed that:**

1. In considering the last month's rent deposit, the key deposit, rent arrears and utility arrears the Tenant owes the Landlord \$19,750.00 to September 30, 2024.
2. The Tenant will leave the key to the rental unit in the mailbox on or before September 30, 2024.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 30, 2024.
2. If the unit is not vacated on or before September 30, 2024, then starting October 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. 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 October 1, 2024.
4. The Tenant shall pay to the Landlord \$19,750.00 as follows;
  - \$4,000.00 on or before December 20, 2024
  - \$1,000.00 on or before the 20<sup>th</sup> day of each months for 15 months, beginning January 20, 2025 up to and including March 20, 2026
  - \$750.00 on or before April 20, 2026
5. If the Tenant does not make the payments as set out in the order, then the Tenant will start to owe interest. This will be simple interest calculated from from the day after the missed payment at 6.00% annually on the balance outstanding.

**October 1, 2024**  
**Date Issued**



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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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on April 1, 2025 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.