



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

File Number: LTB-L-084547-25

In the matter of: 1311 Chee Chee Landing
Milton ON L9T7K6

Between: 13195759 Canada Inc Landlord

And

Filsan Ahmed Tenant
Shafii Moallim

13195759 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Filsan Ahmed and Shafii Moallim (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on December 18, 2025 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, John Leonard Lambe, the Landlord Agent, Sonam Grover, the Tenant's Representative, Asraf Chandt, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. As of the hearing date, the Tenant was still in possession of the rental unit.
- B. The lawful rent is \$9,000.00. It is due on the 1st day of each month.
- C. Based on the Monthly rent, the daily rent/compensation is \$295.89. This amount is calculated as follows: \$9,000.00 x 12, divided by 365 days.
- D. The rent arrears owing to December 31, 2025 are \$29,614.00.
- E. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- F. The last month rent deposit and the interest on the last month rent deposit has already been applied to the total arrears owing as per paragraph 1 of this order.

- G. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before December 31, 2025.
2. The Tenant shall pay the Landlord \$50,186.00 which represents the rent owing to December 31, 2025 and the filing fee.
3. The Landlord is waiving \$35,186.00 of the arrears in paragraph 2 on the condition that the Tenant pay \$15,000.00 on or before August 31, 2026.
4. If the Tenant does not pay \$15,000.00 on or before August 31, 2026, the Tenant will owe the Landlord the full \$50,186.00 on or before September 1, 2026 and simple interest will be calculated as per the *Courts of Justice Act*.
5. If the unit is not vacated on or before December 31, 2025, then starting January 1, 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 January 1, 2026.
7. With the exception of the collection of any money that comes due as a result of this Order, this Order settles all matters arising from this tenancy to December 18, 2025 and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.

January 8, 2026
Date Issued

Monica Dairo
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 July 1, 2026 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.