



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

File Number: LTB-L-092234-25

In the matter of: 3, 544 BARTON ST E
HAMILTON ON L8L2Z1

Between: Yar Mohammad Taraky Landlord

And

Natasha Leslie Townsend Tenant

Yar Mohammad Taraky (the 'Landlord') applied for an order to terminate the tenancy and evict Natasha Leslie Townsend (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a Hearing scheduled on December 22, 2025 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord and the Tenant participated in the mediation. The Tenant received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on these applications.

Per a phone call with both the Landlord and the Tenant on December 23, 2025, the amount of costs and arrears owed by the Tenant up to December 31, 2025 referenced as of the date of mediation differ from the amount set forth in this Order on Consent due to a clerical error in calculations as one of the Tenant's \$500.00 payments had not been applied. To rectify this error, the amount owed by the Tenant to the Landlord has been decreased by \$500.00. This changes the last payment amount and date in the payment schedule, and also changes the period that the Tenant must make on time rent payments, accordingly.

Agreed Facts:

- 1) At the time of the mediation, the Landlord had not yet provided a Certificate of Service for the Notice of Termination (N4) which could affect outcomes at a Merits Hearing, but all parties are aware of this and still wish to move forward with this Order on Consent.
- 2) The current rent is \$1,350.00. It is due on the 1st day of each month.
- 3) The Tenant has paid \$1,350.00 to the Landlord since the application was filed.
- 4) The rent arrears owing to December 31, 2025 are \$2,000.00.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$2,186.00. This amount includes rent arrears owing up to December 31, 2025 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 8, 2026	\$300.00
January 15, 2026	\$300.00
January 22, 2026	\$300.00
January 29, 2026	\$300.00
February 5, 2026	\$300.00
February 12, 2026	\$300.00
February 19, 2026	\$300.00
February 26, 2026	\$86.00

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period January 1, 2026 to February 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

5. This order on consent is in full and final settlement of this application.

January 6, 2026
Date Issued

Denise Hannivan
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.