



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

File Number: LTB-L-087740-25

In the matter of: 114, 65 EMMETT AVE
YORK ON M6M 2E5

Between: 65 EMMETT AVENUE LIMITED Landlord

And

CHAOUKI KILENI Tenants
SABRENA AZEEZ

65 EMMETT AVENUE LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict CHAOUKI KILENI and SABRENA AZEEZ (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

This application was scheduled to be heard by video conference on December 18, 2025. The Landlords' Representative, paralegal Sabrina Marchionne, the Landlord's Agent, Brittany Bartlett, and the Tenant, Sabrena Azeez on behalf of both Tenants attended. The Tenant did seek legal advice prior to the hearing.

Before the start of the hearing, the parties requested mediation. They parties reached settlement and requested a consent order incorporating their agreed upon terms.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord \$186.00 which represents the application filing fee by January 31, 2026.
3. If the Tenants do not pay the Landlord the full amount owing on or before January 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

4. The Tenants shall pay to the Landlord the lawful monthly rent in full on or before the first day of each month starting January 1, 2026, through to and including December 1, 2026.
5. If the Tenants fail to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 9, 2026
Date Issued

Pauline Brewster
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.