



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

File Number: LTB-L-088105-25

In the matter of: 3044 SPRINGMEADOW RD
LONDON ON N6L 0E7

Between: Rida Batool and Mureed Husain Shahid c/o Landlord
Bloom Property Management

And

Rabiah Elcock-Garvey Tenant

Rida Batool and Mureed Husain Shahid c/o Bloom Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Rabiah Elcock-Garvey (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard by video conference on December 18, 2025. Before the start of the hearing, the Landlord's Representative, lawyer, Robert Rose and the Tenant, Rabiah Elcock-Garvey, advised that the parties had reached an agreement. The Tenant did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

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 Tenant continues if the Tenant meet the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent for January 2026 in full and on or before January 15, 2026, and
3. The Tenant shall pay to the Landlord the lawful monthly rent in full and on or before first day of each month starting February 1, 2026, through to and including December 31, 2026.

4. If the Tenants fail to comply with the conditions set out in paragraphs 2 or 3 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 Tenants.

January 7, 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.