



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083853-25

In the matter of: 3612, 2031 KENNEDY RD
SCARBOROUGH ON M1T0B8

Between: Kashif Raza Landlord

And

Nematullah Quraishi Tenant
Bhara Shah Samand

Kashif Raza (the 'Landlord') applied for an order to terminate the tenancy and evict Nematullah Quraishi and Bhara Shah Samand (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on December 18, 2025. The following parties participated in the mediation: The Landlord, Kashif Raza, the Tenant, Nematullah Quraishi and the Tenant, Bhara Shah Samand.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord January 2026 rent on or before January 10, 2026
2. The Tenant shall pay to the Landlord **\$2486.00** for arrears of rent up to December 31, 2025 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - **\$2486.00 on or before December 28, 2025**
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**.

January 6, 2026
Date Issued

Rolland Roopchand
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.