



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077753-25

In the matter of: 2, 1455 BRISTOL RD W
MISSISSAUGA ON L5V1W5

Between: BRISTOL ROAD LABOURERS' LOCAL 183 NON-PROFIT Landlord
HOMES INC.

And

BIBI SHALIZA ALLI KHAN Tenants
CLIFTON SAVOURI

BRISTOL ROAD LABOURERS' LOCAL 183 NON-PROFIT HOMES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict BIBI SHALIZA ALLI KHAN and CLIFTON SAVOURI (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also applied for an order requiring the Tenants to pay utility costs that was required to be paid by the Tenants under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on December 17, 2025. The Landlord's legal representative, Leo Corsetti and the Tenants attended the hearing and participated in mediation.

Prior to mediation, the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The parties agree that the application will be amended to include Clifton Savouri as a Tenant.
2. The parties agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenants shall reimburse the Landlord those costs.
3. The parties also agree that the Tenants shall pay to the Landlord the sum of \$942.17 for utilities for the period up to April 30th, 2025.

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:
 - The Tenants shall pay to the Landlord the sum of \$942.17 for utilities in accordance with the following schedule:
 - a. Payments of \$175.00 on or before the 7th day of each month starting January 7, 2026, and continuing each month until May 7, 2026; and
 - b. A final payment of \$67.17 on or before June 7, 2026.
2. If the Tenants fails to comply with the conditions set out in paragraph 1 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 Tenants. 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.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application on or before July 7, 2026.
4. If the Tenants do not pay the Landlord the full amount owing on or before July 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 8, 2026, at 4.00% annually on the balance outstanding.

January 6, 2026
Date Issued

Britney Sooknanan
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.

