



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091332-25

In the matter of: 705, 82 MILLSIDE DR
MILTON ON L9T4A1

Between: 82 Millside Drive Limited Landlord

And

Mir Ahmed Ali Tenant

82 Millside Drive Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Mir Ahmed Ali (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 6, 2026.

The Landlords representative Ms. McGregor together with the Landlord and the Tenant attended the hearing and were assisted by DRO Franklyn and have resolved the application on consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Effective February 1, 2026, and for a period of 12 consecutive months thereafter, the Tenant will pay the full lawful rent as it falls due, on or before the first day of each month.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and/or 2 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.
4. The Tenant shall also pay to the Landlord the balance of filing fees, in the amount of \$149.60 for the cost of filing the application, on or before February 1, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 2, 2026 at 4.00% annually on the balance outstanding.

January 7, 2026

Date Issued

Suzy Franklyn

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.