



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

File Number: LTB-L-086867-25

In the matter of: 801, 1 HAMILTON ST S
WATERDOWN ON L8B 1A6

Between: Victoria Park Community Homes Landlord

and

Tahmina Oryakhel Tenants
Mahboubullah Oryakhel

Victoria Park Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Tahmina Oryakhel and Mahboubullah Oryakhel (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a videoconference hearing on January 5, 2026.

The Landlord's Agent Cheryl Lebel and the Tenant Mahboubullah Oryakhel, who had authorization to consent on behalf of the other Tenant, engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant Mahboubullah Oryakhel did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,284.00. It is due on the 1st day of each month.
- 2) The Tenants have paid \$2,568.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to January 31, 2026 are \$3,402.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$3,588.00. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 15, 2026	\$350.00
February 15, 2026	\$350.00
March 15, 2026	\$350.00
April 15, 2026	\$350.00
May 15, 2026	\$350.00
June 15, 2026	\$350.00
July 15, 2026	\$350.00
August 15, 2026	\$350.00
September 15, 2026	\$350.00
October 15, 2026	\$350.00
November 15, 2026	\$88.00

3. The Tenants shall also pay to the Landlord new rent in full and on time for the period February 1, 2026 to November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.
5. This order on consent is in full and final settlement of this application.

January 8, 2026
Date Issued

Denise Hannivan
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.