



January 6, 2026

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

File Number: LTB-L-084623-25

In the matter of: 1371 KLONDIKE CRT
OSHAWA ON L1L0T1

Between: My-Lien Thi Le Landlord
Tien Dung Le

And

Sahar Amini Tenants
Wasiq Khaliq

My-Lien Thi Le and Tien Dung Le (the 'Landlord') applied for an order to terminate the tenancy and evict Sahar Amini and Wasiq Khaliq (the 'Tenant's') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 22, 2025.

The Landlords Legal Representative Liam Walker and the Tenant Wasiq Khaliq attended on behalf of both Tenants.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$3300.00 and is due on the 15th day of each month.
2. The Tenants have agreed to pay to the Landlord the water bill in the amount of \$764.00 first week of January 2026.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$22,386.00 for arrears of rent up to December 31, 2025, and costs.

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 05, 2026	\$800.00
January 12, 2026	\$800.00
January 19, 2026	\$800.00
January 26, 2026	\$800.00
February 02, 2026	\$800.00
February 09, 2026	\$800.00
February 16, 2026	\$800.00
February 23, 2026	\$800.00
March 02, 2026	\$800.00
March 09, 2026	\$800.00
March 16, 2026	\$800.00
March 23, 2026	\$800.00
March 30, 2026	\$800.00
April 06, 2026	\$800.00
April 13, 2026	\$800.00
April 20, 2026	\$800.00
April 27, 2026	\$800.00
May 04, 2026	\$800.00
May 11, 2026	\$800.00
May 18, 2026	\$800.00
May 25, 2026	\$800.00
June 01, 2026	\$800.00
June 08, 2026	\$800.00
June 15, 2026	\$800.00
June 22, 2026	\$800.00
June 29, 2026	\$800.00
July 06, 2026	\$800.00
July 13, 2026	\$786.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 15, 2026, to July 15, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fails to make the payments in paragraphs 2 and 3-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 Tenant's breach pursuant to section 78 of the Act for an order terminating the

tenancy and evicting the Tenants and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

January 6, 2026
Date Issued

Jennifer Buckminster
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.