



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

File Number: LTB-L-084897-25

In the matter of: 498 MCDOUGALL ST
WINDSOR ON N9A 1L4

Between: Windsor Essex Community Housing Corporation Landlord

and

Maryam Ahmed Tenants
Mohamed Osman

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Maryam Ahmed and Mohamed Osman (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing scheduled on January 5, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Madeline Whitworth and the Tenant Mohamed Osman, who had authorization to consent on behalf of the other Tenant, participated in the mediation. The Tenant Mohamed Osman did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on these applications.

Agreed Facts:

- 1) The current rent increased to \$810.00 on January 1, 2026. It is due on the 1st day of each month.
- 2) The Tenants have paid \$2,354.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to January 31, 2026 are \$2,844.00.
- 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 \$3,030.00. 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 of Payment	Payment Amount
February 1, 2026	\$60.00
March 1, 2026	\$60.00
April 1, 2026	\$60.00
May 1, 2026	\$60.00
June 1, 2026	\$60.00
July 1, 2026	\$60.00
August 1, 2026	\$60.00
September 1, 2026	\$60.00
October 1, 2026	\$60.00
November 1, 2026	\$60.00
December 1, 2026	\$60.00
January 1, 2027	\$60.00
February 1, 2027	\$60.00
March 1, 2027	\$60.00
April 1, 2027	\$60.00
May 1, 2027	\$60.00
June 1, 2027	\$60.00
July 1, 2027	\$60.00
August 1, 2027	\$60.00
September 1, 2027	\$60.00
October 1, 2027	\$60.00
November 1, 2027	\$60.00
December 1, 2027	\$60.00
January 1, 2028	\$60.00
February 1, 2028	\$60.00
March 1, 2028	\$60.00

Date of Payment (continued)	Payment Amount (continued)
April 1, 2028	\$60.00
May 1, 2028	\$60.00
June 1, 2028	\$60.00
July 1, 2028	\$60.00
August 1, 2028	\$60.00
September 1, 2028	\$60.00
October 1, 2028	\$60.00
November 1, 2028	\$60.00
December 1, 2028	\$60.00
January 1, 2029	\$60.00
February 1, 2029	\$60.00
March 1, 2029	\$60.00
April 1, 2029	\$60.00
May 1, 2029	\$60.00
June 1, 2029	\$60.00
July 1, 2029	\$60.00
August 1, 2029	\$60.00
September 1, 2029	\$60.00
October 1, 2029	\$60.00
November 1, 2029	\$60.00
December 1, 2029	\$60.00
January 1, 2030	\$60.00
February 1, 2030	\$60.00
March 1, 2030	\$60.00
April 1, 2030	\$30.00

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 **February 1, 2026, to April 1, 2030** 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 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.