



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

File Number: LTB-L-081467-25

In the matter of: G10, 5 LYNVALLEY CRES.
SCARBOROUGH ON M1R 2V2

Landlord

Between: Amaz Property Management

and

Ibrahim Mohammed

Tenant

Amaz Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Ibrahim Mohammed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's representative, Mark Ciobotaru, and the Tenant attended the hearing.

At the hearing the parties reached an agreement. The Landlord's representative consented on behalf of the Landlord, and I am satisfied that the Tenant understood the terms of the consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$7,390.17 for arrears of rent up to December 31, 2025, which also includes the filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

PAYMENT DUE	AMOUNT
On or before December 31, 2025	\$2,390.17
On or before the 20 th day of each month beginning January 20, 2026, to May 20, 2026	\$800.00
June 20, 2026	\$1,000.00

3. In addition, the Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 2026, to June 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act'), for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 8, 2026
Date Issued

Adeela Alvez
Member, 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.