



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

File Number: LTB-L-103108-25

In the matter of: 311, 60 ESTHER LORRIE DR
ETOBICOKE ON M9W4T9

Between: TMDL Property Management Inc. Landlord

And

Christopher Noor Tenant

TMDL Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Noor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes, and the Tenant has been persistently late in paying their rent.

This application was heard by videoconference on January 7, 2026. The Landlord's legal representative, Frannie Simms, the Tenant and the Tenant's support, Hassan Mohammed attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,365.19 which represents \$1,179.19 for arrears of rent and costs of \$186.00 for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before January 12, 2026.
 - \$500.00 on or before February 15, 2026.
 - \$365.19 on or before March 1, 2026.
3. On or before March 1, 2026, the Tenant shall also pay to the Landlord rent for the month of February and March 2026.

4. The Tenant shall pay to the Landlord the monthly rent due on time and in full on or before the first day of the month for a period of 12 consecutive months commencing April 1, 2026, to March 1, 2027.
5. 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 & 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, 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 Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 15, 2026

Date Issued

Oluwatobi Abobarin

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.