



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

File Number: LTB-L-085008-25

In the matter of: 4296 CARVER PL
Ottawa ON K1J1B5

Between: Multifaith Housing Initiative Landlord

And

Sher Hassan Tenants
Siddiq Siddiq
Masooda Ghulamsakhi
Sabira Nabizada

Multifaith Housing Initiative (the 'Landlord') applied for an order to terminate the tenancy and evict Sher Hassan, Siddiq Siddiq, Masooda Ghulamsakhi and Sabira Nabizada (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on January 6, 2026.

Only the Landlord's agent Sarah Lorenz attended the hearing.

As of 10:00 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,818.00. It is due on the 1st day of each month.
4. The Tenants has paid \$7,951.00 to the Landlord since the application was filed.

5. The rent arrears owing to January 31, 2026 are \$6,132.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenants owes the Landlord is \$6,318.00.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
9. At the hearing, the Landlord's agent indicated that the Landlord and the Tenant had privately entered into a payment agreement for the outstanding arrears and the Landlord sought to formalize this arrangement.
10. On reviewing the proposed terms of the agreement, I am satisfied that it would not be unfair in the circumstances to give effect to this agreement through a Board-ordered payment plan. I have set out the payment schedule below.
11. The Tenants did not attend the hearing to speak to their circumstances.

It is ordered that:

1. The Tenants shall pay to the Landlord \$6,318.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

<u>Arrears Payment Date</u>	<u>Arrears Payment Amount</u>
January 21, 2026	\$375.00
February 21, 2026	\$375.00
March 21, 2026	\$375.00
April 21, 2026	\$375.00
May 21, 2026	\$375.00
June 26, 2026	\$375.00
July 26, 2026	\$375.00
August 21, 2026	\$375.00
September 21, 2026	\$375.00
October 21, 2026	\$375.00

November 21, 2026	\$375.00
December 21, 2026	\$375.00
January 21, 2026	\$375.00
February 21, 2026	\$375.00
March 21, 2026	\$375.00
April 21, 2026	\$375.00
May 21, 2026	\$318.00

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 May 31, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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's 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.

January 15, 2026

Date Issued

 Jeremy Henderson
 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.