



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

File Number: LTB-L-082927-25-AM

In the matter of: 3217 MEADOW MARSH CRES
OAKVILLE ON L6H0T6

Between: NANSY NASRALLA

Landlord

And

MARIE (MATTIE)- ROSE NGO-NJOCK
HILLARIE SOPPO

Tenants

NANSY NASRALLA (the 'Landlord') applied for an order to terminate the tenancy and evict MARIE (MATTIE)- ROSE NGO-NJOCK and HILLARIE SOPPO (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 15, 2025. The Landlord's legal representative, Anome Mehrabian, and the Tenant's legal representative, Francisco Gomez were present. The parties reached consent prior to the mediation.

This amended order is issued by DRO Maryam Cooper to correct clerical error in the original order issued on December 18, 2025. The parties before the LTB consented to the following order:

It is agreed that:

The total rent arrears and costs owing to December 31, 2025, are \$72,186.00.

The parties agreed on consent that the lawful rent is due on the first (1st) day of each month.

The parties reached consent prior to the mediation and the following concerns were raised during mediation.

The parties understood that The LTB does not have the jurisdiction to order the payment of more than \$50K with a s.78 clause, and if the Landlord files under Section 78, the Landlord will not be able to collect any balance above the maximum monetary jurisdiction. The parties did not ask for "pay and stay" order, they agreed on consent on payment plan subjected to s.78.

I am satisfied that both legal representatives are aware of the consequences of this order.

The Tenants agreed to pay to in accordance with the following schedule.

- a) \$6,015.50 on or before February 15, 2026,
- b) \$24,051.50 on or before March 15, 2026,
- c) \$18,051.75 on or before July 15, 2026,
- d) \$18,051.75 on or before October 15, 2026.

It is ordered on consent that:

1. The total rent arrears and costs owing to December 31, 2025, are \$72,186.00, however the amount the Tenants are ordered to pay cannot exceed the LTB's monetary jurisdiction.
2. The LTB does not have the jurisdiction to order the payment of more than \$50K with a s.78 clause.
3. The Tenants shall pay to the Landlord the amount equal to the monetary jurisdiction and the application filing fee in accordance with the following schedule, (the order applies to the first \$50K and the application filing fee of this payment schedule)
 - a) \$6,015.50 on or before December 22, 2025,
 - b) \$6,015.50 on or before February 15, 2026,
 - c) \$24,051.50 on or before March 15, 2026,
 - d) \$18,051.75 on or before July 15, 2026,
 - e) \$18,051.75 on or before October 15, 2026.
4. 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 1, 2026, to October 1, 2026, or until amount equal to the monetary jurisdiction of the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail to make any one of the payments in accordance with the applicable portions of paragraphs 3 and 4 of this order the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 3 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 December 31, 2025.

December 18, 2025
Date Issued

Maryam Cooper
Hearings Officer, Landlord and Tenant Board

January 12, 2026
Date Amended

Maryam Cooper
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.

