



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088233-25

In the matter of: 302, 63 CALLOWHILL DR
ETOBICOKE ON M9R3L6

Between: Dixon Holdings Landlord

And

Momina Ali Abdella Tenant

Dixon Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Momina Ali Abdella (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on January 12, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord Agent, Charles Berman, the Tenant support person, Muna Abdi, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The current lawful rent is \$2045.00 and it is due on the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$658.52, which represents arrears of rent up to January 31, 2026, **on or before March 26, 2026.**
2. The Tenant **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 March 31, 2026, or until the arrears are paid in full, whichever date is earliest.
3. 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 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 pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

4. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
5. If the Tenant does not pay the Landlord the cost of filing the application **on or before January 15, 2026**, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 20, 2026
Date Issued

Monica Dairo
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.