



**Order under Subsection 87(1) and 69
Residential Tenancies Act, 2006**

File Number: LTB-L-097823-25

In the matter of: 301, 735 WALTER ST
CAMBRIDGE ON N3H4P4

Between: SERRADOR & SON P. M.
ARMENIO SERRADOR Landlords

And

SAMEERA QAQISH
CHRISTINA QAQISH Tenants

SERRADOR & SON P. M. and ARMENIO SERRADOR (the 'Landlords') applied for an order requiring SAMEERA QAQISH and CHRISTINA QAQISH (the 'Tenants') to pay the rent that the Tenants owe (L9 application) and evict the Tenants because the Tenants have been persistently late in paying the Tenants' rent (L2 application).

The application was heard by videoconference on January 6, 2026. The Landlords' legal representative Diane Digiandomenico and Tenant Christina Qaqish attended the hearing. Tenant Christina Qaqish confirmed that she had authorization to act on behalf of Tenant Sameera Qaqish.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent it is ordered that:

L9 Application

1. The Tenants shall pay to the Landlords \$3,663.58 which represents arrears of rent (\$3,477.58) plus the application filing fee (\$186.00) for the period ending January 31, 2026.

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before January 9, 2026	\$150.00
On or before January 23, 2026	\$100.00
On or before February 6, 2026	\$100.00
On or before February 20, 2026	\$100.00
On or before March 1, 2026	\$3,213.58

3. If the Tenants do not make any of the required payments in full and by the applicable deadline, the Tenants will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006 (the "Act"). The Landlords have the right to collect the balance outstanding under this Order on arrears.

L2 Application

4. The Tenants shall pay the regular monthly rent on or before the 1st day of each month starting February 1, 2026 up to and including January 1, 2027.
5. If the Tenants fail to comply with the condition set out in paragraph 4 of this order, the Landlords may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

January 20, 2026
Date Issued

 Sandra Sabourin
 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.