



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084367-25

In the matter of: 138 MIDDLETON WAY
BRAMPTON ON L6S4B2

Between: Peel Housing Corp OP as Peel Living Landlord

And

AYAN ISAQ Tenant

Peel Housing Corp OP as Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict AYAN ISAQ (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 7, 2026. Before the start of the hearing, the Landlord's Agent, Sophia Dixon, and the Tenant, Ayan Isaq, advised that the parties had reached an agreement. The Tenant did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,463.00. It is due on the 1st day of each month.
3. The Tenant has paid \$3,950.00 to the Landlord since the application was filed.
4. The rent arrears owing to January 31, 2026, are \$7,314.00
5. The Tenant will pay to the Landlord incurred costs of \$186.00 for filing the application.
6. The Landlord collected a rent deposit of \$132.61.00 from the Tenant and this deposit is still being held by the Landlord.

It is ordered on consent of the parties:

1. The Tenant shall pay to the Landlord \$7,500.00 which represents arrears of rent (\$7,314.00) plus the application filing fee (\$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:
 - \$625.00 on or before the 20th day of each month starting on February 20, 2026, and continuing each month until January 20, 2027.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting February 1, 2026, and continuing each month until January 1, 2027, or until the arrears are paid in full whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (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

Pauline Brewster

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.