



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

File Number: LTB-L-088237-25

In the matter of: 1008, 135 Wynford drive
Toronto ON M3J0J4

Between: Aziz Merali Landlords
Azmina Merali

And

Kendra Laing Stickles Tenants
Richard Bell

Aziz Merali and Azmina Merali (the 'Landlords') applied for an order to terminate the tenancy and evict Kendra Laing Stickles and Richard Bell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 13, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord, Aziz Merali, the Landlords' representative, Nicolina Camarda, and the Tenant, Richard Bell for the Tenants, were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$6,038.04. This amount represents \$5,852.04 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,012.68 on or before January 16, 2026;
 - \$4,025.36 on or before February 21, 2026.
3. The Tenants shall also pay to the Landlords the monthly rent for February 2026, in the amount of \$2,012.68, as and when it comes due and owing on February 1, 2026.
4. If the Tenants fail 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 become owing after January 31, 2026.

January 22, 2026
Date Issued

Nancy Fahlgren
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.