



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

File Number: LTB-L-095045-25

In the matter of: 409, 235 BROOKBANKS DR
NORTH YORK ON M3A2T7

Between: Brookbanks Place Landlord

And

Ansar Malik Tenant
Yasmeen Begum

Brookbanks Place (the 'Landlord') applied for an order to terminate the tenancy and evict Ansar Malik and Yasmeen Begum (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on January 8, 2026. The following parties participated in the mediation: The Landlord's representative, Matt Anderson, the Tenant, Yasmeen Begum (who had consent to speak on behalf of the other Tenant), the tenant's agent, Qamar Malik, and the tenant's support, Khizra Malik.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The monthly rent is \$1281.03.

On consent of the parties, it is ordered that:

1. The Tenant shall pay January's rent on or before January 12, 2026
2. The Tenant shall pay the lawful monthly rent in full and on time for a period 11 months from February 1, 2026 to December 1, 2026.
3. If the Tenant fails to comply with the conditions set out in paragraphs **1 or 2** of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.

January 21, 2026

Date Issued

Rolland Roopchand

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.