



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

File Number: LTB-L-087050-25

In the matter of: LOWER LEVEL, 57 CAMERON AVE
YORK ON M6M1R1

Between: SHAH AHMED Landlord

And

ALLESANDRA COCOMELLO Tenant

SHAH AHMED (the 'Landlord') applied for an order to terminate the tenancy and evict ALLESANDRA COCOMELLO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026.

The Landlord and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation. The parties agreed to participate 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 the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed the rent amount is \$1,650.00 and further, the Landlord agrees to maintain the rent at this amount.
2. The parties agreed that the monthly rent can be paid in two installments each month, \$300.00 on or before the 1st day of the month and \$1,350.00 on or before the last day of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$28,973.00 for arrears of rent up to January 31, 2026, and this includes the Landlord's filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before January 19, 2026, and every Monday for 289 payments, \$100.00.
 - b) On or before Monday August 4, 2031, \$73.00.

3. 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 August 31, 2031, or until the arrears are paid in full, whichever date is earliest. The rent shall be paid in accordance with the following schedule:
 - a) On or before the 1st day of the month, \$300.00.
 - b) On or before the last day of the month, \$1,350.00.
4. 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.

January 16, 2026
Date Issued

Tanya Speedie
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.