



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077487-25

In the matter of: BASEMENT UNIT, 218 LANGSTAFF
RD, RICHMOND HILL ON L4C6N6

Between: Neyaz Farrahi-Avval Landlord

And

Oladele Lanrewaju Darby Laniyan Tenants
Abigail Jane Laniyan

Neyaz Farrahi-Avval (the 'Landlord') applied for an order to terminate the tenancy and evict Oladele Lanrewaju Darby Laniyan and Abigail Jane Laniyan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on January 12, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Neyaz Farrahi-Avval and the Tenant, Abigail Jane Laniyan (representing both Tenants) participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The application is amended to reflect the Tenant's name as 'Abigail Jane Laniyan'.
2. The application is further amended to include 'Basement Unit' as the unit number in the address of the rental unit in Page 1 of the application.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is due on the 1st day of each month.
5. The Tenants have paid \$7,900.00 to the Landlord since the application was filed.

6. The rent arrears owing to January 31, 2026, are \$10,615.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Accordingly, the total amount the Tenants owe the Landlord is \$10,801.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$10,801.00. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 through a payment plan whereby the Tenants will pay the Landlord:
 - \$2,000.00 on or before January 16, 2026;
 - \$400.00 on or before January 20, 2026;
 - \$1,050.00 a month on or before the 1st day of each month, beginning February 1, 2026, up to and including August 1, 2026; and
 - \$1,051.00 on or before September 1, 2026.
3. The Tenants shall also pay to the Landlord the new rent in full by the 1st day of each month for the period February 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any 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 Landlord pursuant to this order shall become immediately due and owing and the Landlord 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 became owing after January 31, 2026.

January 22, 2026
Date Issued

Rachael Kukoyi
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.