



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

File Number: LTB-L-088261-25

In the matter of: Basement, Apt #1, 172 MORNINGSIDE
AVE, SCARBOROUGH ON M1E3C9

Between: Sheik M Ramzan Landlords
Margaret Piszczek

And

Jeanette Luciano Tenants
Jacqueline Luciano

Sheik M Ramzan and Margaret Piszczek (the 'Landlords') applied for an order to terminate the tenancy and evict Jeanette Luciano and Jacqueline Luciano (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 Landlords, Sheik M Ramzan and Margaret Piszczek, the Landlords' Representative, Thirunavukaras (Karas) Patchamuttu and the Tenants, Jeanette Luciano and Jacqueline Luciano 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. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is due on the 1st day of each month.
3. The Tenants have paid \$4,023.01 to the Landlords since the application was filed.
4. The rent arrears owing to January 31, 2026, are \$4,650.74.

5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlords is \$4,836.74.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$4,836.74. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 through a payment plan whereby the Tenants will pay the Landlords:
 - \$350.00 a month on or before the 1st day of each month, beginning February 1, 2026, up to and including February 1, 2027; and
 - \$286.74 on or before March 1, 2027.
3. The Tenants shall also pay to the Landlords the new rent in full by the 1st day of each month for the period February 1, 2026, to March 1, 2027, 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 Landlords pursuant to 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 became owing after January 31, 2026.

January 19, 2026

Date Issued

Rachael Kukoyi

Hearings Officer, Landlord and Tenants 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.