



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

File Number: LTB-L-087839-25

In the matter of: 17 THISTLE AVE
RICHMOND HILL ON L4E0B6

Between: Kam Chuen Shum Landlord
Siu Mei Shum

And

Elli (Elham) Makhzani Tenant

Kam Chuen Shum and Siu Mei Shum (the 'Landlord') applied for an order to terminate the tenancy and evict Elli (Elham) Makhzani (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Hoi Fai Alvin Chan appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

During mediation, the parties agreed to the following:

- If the Tenant fails to pay the rent as agreed the Landlords will notify the Tenant by email.
- The Tenant shall respond to the Landlord's email within 48 hours.
- Rent for February 2026 shall be paid by February 16, 2026.
- For a period of 12 months, the Tenant shall pay the monthly rent on the 10th day of each month, commencing March 10, 2026 and concluding February 10, 2027.
- Effective March 2027, the Tenant's rent will once again be due on or before the 7th day of each month

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,500.00 for arrears of rent up to February 6, 2026.
2. The Landlord waives the \$186.00 application filing fee.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$2,500.00 on or before January 31, 2026.

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 February 6, 2026.

January 23, 2026
Date Issued

Andrew Rowell
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.