



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

File Number: LTB-L-084011-25

In the matter of: B001, 3390 KEELE ST
NORTH YORK ON M3J1L6

Between: SKPM RENTS 15 Landlord

And

JUDY PASHA Tenants
PASHA ALI

SKPM RENTS 15 (the 'Landlord') applied for an order to terminate the tenancy and evict JUDY PASHA and PASHA ALI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026.

The Landlords Legal Representative Sharon Harris and the Tenants Legal Representative Oriel Varga attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3858.63 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 16, 2026	\$1208.31
January 20, 2026	\$500.00
February 20, 2026	\$500.00
March 20, 2026	\$500.00
April 20, 2026	\$500.00
May 20, 2026	\$650.32

3. The Tenants 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 May 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph #2 #3 of 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 Tenant's 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 date arrears run to.

January 19, 2026
Date Issued

Jennifer Buckminster
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.