



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

File Number: LTB-L-090062-25

In the matter of: 10 GUNN AVE
BRANTFORD ON N3T0V3

Between: ASMA KOYA Landlords
USAMA DADABHAI

And

ZACHARY MORRISS Tenants
SAWYER MORRISS
QUINN MORRISS
SHANNEN LEAHY

ASMA KOYA and USAMA DADABHAI (the 'Landlords') applied for an order to terminate the tenancy and evict ZACHARY MORRISS, SAWYER MORRISS, QUINN MORRISS and SHANNEN LEAHY (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 13, 2026. Before the start of the hearing, the Landlords, the Landlords' Representative, Abraar Unia and the Tenant, Shannen Leahy, on behalf of the Tenants, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec 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.

Agreed facts:

- a) The monthly rent for the rental unit was originally \$3,000 per month.
- b) Effective September 1, 2025, the monthly rent was reduced to \$2,800 per month.
- c) The Tenants shall begin making bi-weekly payments of \$1,900, with the first bi-weekly payment due on January 23, 2026.
- d) Each bi-weekly payment of \$1,900 shall be applied first toward the next upcoming month's rent, and any remainder of each payment shall be applied toward the arrears.

- e) The Tenants will make an additional payment of \$1,000.00 toward the arrears on or before March 20, 2026.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlords **\$13,186.00** which represents the arrears of rent (\$13,000.00) and costs (\$186.00) outstanding for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 6, 2026	\$1,000.00
March 6, 2026	\$1,000.00
March 20, 2026	\$1,000.00
April 3, 2026	\$1,000.00
May 1, 2026	\$1,000.00
May 29, 2026	\$1,000.00
June 26, 2026	\$1,000.00
July 24, 2026	\$1,000.00
August 21, 2026	\$1,000.00
September 18, 2026	\$1,000.00
October 16, 2026	\$1,000.00
November 13, 2026	\$1,000.00
December 11, 2026	\$1,000.00
January 8, 2027	\$186.00

3. The Tenants shall also pay the Landlords the rent in full by the following schedule, or until the arrears are paid in full, whichever comes first:

Date Payment Due
February 6, 2026
March 6, 2026
April 3, 2026
May 1, 2026
June 1, 2026
July 1, 2026
August 1, 2026

September 1, 2026
October 1, 2026
November 1, 2026
December 1, 2026
January 1, 2027

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 Landlords pursuant to paragraph 1 of 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 26, 2026
Date Issued

Sarah Visnovec
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.