



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

File Number: LTB-L-092835-25

In the matter of: 1420, 43 THORNCLIFFE PARK DR
TORONTO ON M4H1J4

Between: Morguard NAR Canada Limited Partnership Landlord

And

Haseeb Ulhasan Syed Tenant
Bushra Azam

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Haseeb Ulhasan Syed and Bushra Azam (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on December 15, 2025. Instead, the Landlord's Legal Representative, Ellena Azadian, and the Tenant engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$185.71 on or before January 1, 2026. This amount includes rent arrears owing up to December 31, 2025.
3. The Tenant shall pay to the Landlord new rent on time and in full as it becomes due and owing for the period between January 1, 2026 to December 1, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2-3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

6. If the Tenant does not pay the Landlord the full amount owing on or before January 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
7. This order on consent is in full and final settlement of this application.

January 21, 2026
Date Issued

Shadiyah Stoute
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.