



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-091309-25

In the matter of: 12202 Ninth Line
Whitchurch-Stouffville ON L4A3A4

Between: Sheikh Khalid Mubarik Landlords
Manjit Singh

And

Donna Thomas Tenants
April Thomas

Sheikh Khalid Mubarik and Manjit Singh (the 'Landlords') applied for an order requiring Donna Thomas and April Thomas (the 'Tenants') to pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on January 14, 2026, however the hearing was cancelled. At the hearing for File No: LTB-L-089326-25, scheduled on January 12, 2026, the parties agreed to bring forward this application.

The Landlord, Sheikh Khalid Mubarik, the Landlords legal representative, Azhar Lodhi and the Tenants participated in mediation and as a result of mediation, the parties mutually agreed to resolve all matters at issue in this application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to amend the rental unit address on the application to reflect 12202 Ninth Line Whitchurch-Stouffville ON L4A3A4. As well as the Tenant's name to reflect Donna Thomas.
2. The Landlords agree that the Tenants shall pay \$3,000.00 towards the rent arrears owing for the period ending November 30, 2023, and the cost of the application. The Landlords waives the balance of \$6,086.00.

It is ordered on consent that:

1. On or before July 31, 2026, the Tenants shall pay to the Landlords \$3,000.00. This amount includes rent arrears owing up to November 30, 2023, and the cost of the application.
2. If the Tenants do not pay the Landlords the full amount owing in accordance with paragraph 1 above, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2026, as per the *Courts of Justice Act* on the balance outstanding.

January 23, 2026
Date Issued

Oluwatobi Abobarin
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.