



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

File Number: LTB-L-094791-25

In the matter of: 14, 250 LAGERFELD DR
BRAMPTON ON L7A5 G9

Between: Shahzad Jaffer Landlords
Farheen Jaffer

and

Samantha Charles Tenants
Carlos Merette Martinez

Shahzad Jaffer and Farheen Jaffer (the 'Landlords') applied for an order to terminate the tenancy and evict Samantha Charles and Carlos Merette Martinez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 21, 2026.

The Landlords' representative, Silvat Syed, and the Tenant, Samantha Charles, attended the hearing on behalf of all the Tenants.

At the hearing the parties reached an agreement. The Landlord's representative consented to the agreement on behalf of the Landlords, and I am satisfied that Samantha Charles understood the terms of the consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlords \$8,197.04 for arrears of rent up to January 31, 2026, which also includes the filing fee.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$1,024.63 on or before February 20, 2026;
 - b. \$1,024.63 on or before March 20, 2026;
 - c. \$1,024.63 on or before April 20, 2026;
 - d. \$1,024.63 on or before May 20, 2026;
 - e. \$1,024.63 on or before June 20, 2026;
 - f. \$1,024.63 on or before July 20, 2026;
 - g. \$1,024.63 on or before August 20, 2026; and
 - h. \$1,024.63 on or before September 20, 2026.

3. In addition, the Tenants shall pay to the Landlords new rent on time and in full as it comes due and owing for the period February 2026, to September 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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 Board 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

Adeela Alvez
Member, 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.