



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093415-25

In the matter of: 4502, 2200 LAKE SHORE BLVD W
ETOBICOKE ON M8V1A4

Between: Mubashir Jamal Landlord

And

Sabrina Illes Tenant

Mubashir Jamal (the 'Landlord') applied for an order to terminate the tenancy and evict Sabrina Illes (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 19, 2026. The Landlord, the Tenant's legal representative Joey Kay, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the keys and fob to the rental unit.
2. The Tenant agrees to return the keys and fob to the Landlord on January 19, 2026.
3. The Landlord agrees to waive rent arrears from January 15, 2026 to January 19, 2026.
4. The rent arrears owing to January 14, 2026 are \$11,730.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 19, 2026.

2. The Tenant shall pay to the Landlord \$11,916.00 which represents arrears of rent (\$11,730.00) plus the application filing fee (\$186.00) for the period ending January 14, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before January 19, 2026	\$2,900.00
On or before January 20, 2026	\$100.00
On or before February 1, 2026	\$1,500.00
On or before March 1, 2026	\$1,500.00
On or before April 1, 2026	\$1,500.00
On or before May 1, 2026	\$1,500.00
On or before June 1, 2026	\$1,500.00
On or before July 1, 2026	\$1,416.00

4. If the Tenant does not make any of the required payments pursuant to paragraph 3 in full and by the applicable deadline, the Tenant will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.
5. If the unit is not vacated on or before January 19, 2026, then starting January 20, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 20, 2026.

January 28, 2026
Date Issued

 Sandra Sabourin
 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 20, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.