



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

File Number: LTB-L-085033-25

In the matter of: 907, 2304 WESTON RD
NORTH YORK ON M9N1Z3

Between: Interrent Holdings Manager LP Landlord

And

Isma'eel Mohammed Tenants
Niya McIntosh-Baptiste

Interrent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Isma'eel Mohammed and Niya McIntosh-Baptiste (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 22, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Callie Crosbie, and the Tenant, Niya McIntosh-Baptiste, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$8,231.35. This amount represents \$8,045.35 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$820.00 on or before the 20th day of each month starting February 20, 2026, to October 20, 2026.
 - b) \$851.35 due on or before November 20, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to November 1, 2026, or until the arrears are paid in full, whichever date is earliest.

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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 27, 2026

Date Issued

Maryam Cooper

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.