



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-103765-25-SA

In the matter of: 801, 392 SHERBOURNE ST
TORONTO ON M4X 1K3

Between: Hazelview Property Services Inc. Landlord

And

Ikram Reza Chowdhury Tenant

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ikram Reza Chowdhury (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on October 3, 2025, with respect to application LTB-L-050740-25. An ex-parte Order, LTB-L-103765-25 was issued January 5, 2026. The Tenant filed a motion to set aside order LTB-L-103765-25 on January 13, 2026.

The motion was scheduled for a merits hearing, via video conference, on January 27, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and the Landlord's Legal Representative, Peter Lopez, participated.

The parties agreed to resolve the issues in the Landlord's application and the Tenant's set aside motion and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The parties agreed to add the February 2026 monthly rent in the amount of \$2 266.71 to the amount owing to the Landlord to be incorporated into the payment plan.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-103765-25, issued on January 5, 2026, is granted.
2. Order LTB-L-103765-25, issued on January 5, 2026, is set aside and cannot be enforced.
3. This Order - LTB-L-103765-25-SA - shall replace any previous agreement or Order.
4. The Tenant shall pay to the Landlord \$5 825.47, representing the rent arrears up to and including January 31, 2026 plus the \$186.00 application filing fee plus \$2 266.71 for the February 2026 monthly rent.
5. The Tenant shall pay the amount owing, as per paragraph 4 above, and the monthly rent as it comes due as follows:
 - a. Commencing March 1, 2026, the Tenant shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full.
 - b. Commencing March 20, 2026, the Tenant shall pay \$500.00 on or before the twentieth (20th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before February 20, 2027 and will be in the amount of \$325.47.
6. If the Tenant 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 Tenant to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 4, 2026
Date Issued

Susan Parsons
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.