



January 29, 2026

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

File Number: LTB-L-043608-25

In the matter of: UPPER LEVEL 3 BEDROOM APARTMENT, 192 MELISSA
CRES
WHITBY ON L1N8G7

Between: MUHAMMAD M RAHMAN Landlord
JUMANA N RAHMAN

And

MITCHELL JAMES LEEDHAM Tenant

MUHAMMAD M RAHMAN and JUMANA N RAHMAN (the 'Landlord') applied for an order to terminate the tenancy and evict MITCHELL JAMES LEEDHAM (the 'Tenant') because:

- (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on January 19, 2026.

The Landlords Legal Representative Ramadevi Gavisetty and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent

Agreed Facts:

1. The parties agreed that the total amount owed by the Tenants for utilities is \$5112.25 and this included the \$186.00 filing fee. The Landlord agreed to deduct \$850.00 from the total amount owing by the Tenants for work that was done by the Tenant at the rental unit leaving a balance owing of \$4200.00 owing for utilities.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. The Tenant shall pay to the Landlord \$4200.00 in accordance with the following schedule:
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
January 31, 2026	\$800.00
February 28, 2026	\$250.00
March 31, 2026	\$250.00
April 30, 2026	\$250.00
May 31, 2026	\$250.00
June 30, 2026	\$250.00
July 31, 2026	\$250.00
August 31, 2026	\$250.00
September 30, 2026	\$250.00
October 31, 2026	\$250.00
November 30, 2026	\$250.00
December 31, 2026	\$250.00
January 31, 2027	\$250.00
February 28, 2027	\$250.00
March 31, 2027	\$150.00

4. If the Tenant fails to comply with the conditions set out in paragraph #3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
5. The Landlord and the Tenant agree that starting March 31, 2026, the Tenant will continue to pay to ongoing utilities of 67%.

January 29, 2026
Date Issued

 Jennifer Buckminster
 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.