



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

File Number: LTB-L-097406-25

In the matter of: 19 MILL ST N
BRAMPTON ON L6X1S5

Between: 19 Mill Inc Landlord

And

Ali Shabbir Tenants
Shavera Shabbir
Shahena Shabbir

19 Mill Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Shabbir, Shavera Shabbir and Shahena Shabbir (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 28, 2026.

The Landlord's Representative, E. Page, the Tenants' Agent, Omar Shabbir, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$21,486.70**. This amount represents \$21,300.00 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:

Date of Payment

Payment Amount

On or before April 22, 2026

\$21,486.00

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 April 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**.

February 4, 2026

Date Issued

Sheena Brar

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.