



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

File Number: LTB-L-104855-25

In the matter of: E, 341 ST CLAIR AVE W
TORONTO ON M5P1N3

Between: Goldness Holdings Inc. Landlord

And

Abdiasis Yalahow Tenant

Goldness Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Abdiasis Yalahow (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The application was heard by videoconference on January 27, 2026. The Landlord's legal representative, Ian M. Shemesh and the Tenant attended the hearing. The Tenant met with Duty Counsel prior to the hearing. Before the start of the hearing the parties advised that they had reached an agreement. 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.

Agreed Facts:

1. The lawful monthly rent is \$2,889.22. It is due on the 1st day of each month.
2. On the application Abdiasis Yalahow and Farheya Ahmed are named as Tenants. The parties mutually requested to amend the application to remove Farheya Ahmed as party/tenant. Therefore, throughout this order, Abdiasis Yalahow is referred to as the only Tenant.
3. Arrears of rent for the period ending January 31, 2026 are \$6,955.66. The Tenant will make payments to the Landlord in the amount of \$1,000.00 on the 15th day of each month starting February 15, 2026 until the arrears are paid in full.

On consent it is ordered that:

1. The application is amended to remove Farheya Ahmed as party/tenant.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

3. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the period commencing February 1, 2026 and continuing each month until January 1, 2027.
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. On or before March 31, 2026 the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant fails to make the payment in accordance with paragraph 5 of this order, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

February 4, 2026

Date Issued

Floredana Ungureanu

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.