



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105969-25

In the matter of: 1262 FAMLIT CRT
GLOUCESTER ON K1J9A2

Between: Loukmane Arzim Landlords
Nawel Triaki

And

Danny Sarazin Tenants
Tracy Elizabeth Sarazin

Loukmane Arzim and Nawel Triaki (the 'Landlords') applied for an order to terminate the tenancy and evict Danny Sarazin and Tracy Elizabeth Sarazin (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was heard by videoconference on February 3, 2026. The Landlord's legal representative Ahmad Alzamel, and the Tenant Tracy Elizabeth Sarazin attended the hearing. Tenant Tracy Elizabeth Sarazin confirmed that she had authorization to act on behalf of Tenant Danny Sarazin.

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.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlords the monthly rent on time and in full as it comes due and owing for the period of, and including March 1, 2026 to February 1, 2027.
2. If the Tenants fail to comply with the condition set out in paragraph 1 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords 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.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenants do not pay the Landlord the full amount owing on or before February 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 7, 2026 at 4.00% annually on the balance outstanding.

February 6, 2026
Date Issued

Sandra Sabourin
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.