



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106945-25

In the matter of: 902, 100 ROEHAMPTON AVE
TORONTO ON M4P1R3

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Sami Abrar Tenant

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Sami Abrar (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on February 3, 2026. Before the start of the hearing the Landlord's Representative, Anita Nada, and the Tenant, Sami Abrar, advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the mediation.

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

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord is waiving claim to the application fee from the Tenant, on the condition that the Tenant pays their rent in full and on time for the period of March 1, 2026, through to and including February 1, 2027.
2. The Tenant agrees that in the even they do not pay their rent in full and on time for the period of March 1, 2026, through to and including February 1, 2027, the filing fee of the \$186.00 shall be paid to the Landlord on the day following the date of default.

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 the Landlord the monthly rent due on or before the first day of the month for a period of 12 months starting March 1, 2026, to February 1, 2027.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

February 11, 2026
Date Issued

Sumathi Dhanapal
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.