



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

File Number: LTB-L-098714-25

In the matter of: B17, 300 INVERGORDON AVE
SCARBOROUGH ON M1S4K7

Between: Markham Corners Residential Inc. Landlord

And

Waleed Ahmed Tenants
Sharon Thakar

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Markham Corners Residential Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Waleed Ahmed and Sharon Thakar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 3, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord's Legal Representative, Alethia Hall, was present accompanied by the Tenant, Waleed Ahmed, who attended on behalf of both Tenants.

As a result of the mediation, the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$5,115.19** for arrears of rent up to **February 28, 2026** and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$1,000.00	On or before February 20, 2026
\$643.14	On or before March 1, 2026

\$1,000.00	20 th day of each month for 3 months from March 2026 to May 2026
\$472.05	On or before June 20, 2026

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting **March 1, 2026, to June 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **February 28, 2026**.

February 10, 2026

Date Issued

Felicia Puscalau

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.