



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

File Number: LTB-L-099585-25

In the matter of: 711, 419 Markham Rd.
Scarborough, ON M1J 3E1

Between: 1597180 Ontario Landlord

And

Sumaira Arfan Tenant

1597180 Ontario (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Sumaira Arfan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on February 4, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord, Jackie Jesin, and the Tenant, Sumaira Arfan, attended the hearing. Zara Arfan also attended the hearing, as Tenant support. The Tenant did not speak to Tenant Duty Counsel prior to mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$244.36. This amount represents:
 - a. \$58.36 for arrears owing up to February 28, 2026; and
 - b. \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
March 1, 2026	\$244.36

3. The Tenant shall also pay to the Landlord rent for March 2026 on or before March 1, 2026.

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 11, 2026
Date Issued

Dillanique Knight
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.