



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-002339-26-SA

In the matter of: 501S, 45B RAILROAD ST
BRAMPTON ON L6X1G4

Between: Boardwalk General Partnership

Landlord

And

ABDULKADIR MOHAMUD
DAHABO HILOWLE

Tenants

Boardwalk General Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict ABDULKADIR MOHAMUD and DAHABO HILOWLE (the 'Tenants') and for an order to have the Tenants pay the rent they owe and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on October 30, 2025 with respect to application LTB-L-069817-25.

The Landlord's application was resolved by order LTB-L-002339-26, issued on January 14, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-002339-26.

This motion was heard by videoconference on February 5, 2026.

The Landlord's legal representative, Nancy Peng, and the first-named Tenant attended the hearing.

The parties before the Board consented to the following order:

On consent it is ordered that:

1. The motion to set aside Order LTB-L-002339-26, issued on January 14, 2026, is granted.
2. Order LTB-L-002339-26, issued on January 14, 2026, is set aside and cannot be enforced.
3. The mediated settlement signed by the parties on October 30, 2025 with respect to LTB-L-069817-25 is cancelled and replaced with the following order:

4. The Tenants shall pay to the Landlord \$8,666.00 for arrears of rent up to February 28, 2026, and costs.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 of this order in accordance with the following schedule:
 - a) \$3,000.00 on or before February 10, 2026;
 - b) \$950.00 on or before March 20, 2026;
 - c) \$950.00 on or before April 20, 2026;
 - d) \$950.00 on or before May 20, 2026;
 - e) \$950.00 on or before June 20, 2026;
 - f) \$950.00 on or before July 20, 2026; and
 - g) \$916.00 on or before August 20, 2026.
6. The Tenants shall also pay to the Landlord new rent in full on or before the first day of each month for the period commencing March 1, 2026, to August 31, 2026, or until the arrears are paid in full, whichever comes earlier.
7. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026. The Landlord must make this application no later than 30 days after the Tenants' failure to make a payment.

February 13, 2026

Date Issued

Laura Hartsliuf

Member, 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.