



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

**File Number:** LTB-L-001509-26

**In the matter of:** 5, 308 MONTRAVE AVENUE  
OSHAWA ON L1J4S2

**Between:** NAZIR SOMANI Landlord  
BASHIR SOMANI

**And**

FRED (JUNIOR) ELLIOTT Tenant  
JORDAN MENZIES

NAZIR SOMANI and BASHIR SOMANI (the 'Landlord') applied for an order to terminate the tenancy and evict FRED (JUNIOR) ELLIOTT and JORDAN MENZIES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 3, 2026. Instead, the Landlord and the Tenants engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The rent arrears owing to February 28, 2026 are \$6,065.00.
2. The Landlord incurred costs of \$201.00 for filing the application and is entitled to the reimbursement of those costs.

**It is ordered on consent of the parties that:**

1. The Tenant shall pay to the Landlord \$6,266.00 for arrears of rent up to February 28, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - Monthly payments of \$348.00 by the 20<sup>th</sup> day of each month, starting March 20, 2026, and continuing until July 20, 2027; and
  - A final payment of \$350.00 on or before August 20, 2027.

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 between March 1, 2026 to August 1, 2027, 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.
5. This order on consent is in full and final settlement of this application.

**February 20, 2026**  
**Date Issued**

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**Shadiyah Stoute**  
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.