



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

**File Number:** LTB-L-001183-26

**In the matter of:** 708, 750 York Mills Rd  
Toronto ON M3B1W9

**Between:** MLYM Inc. c/o Minto Management Ltd. Landlord

**And**

Mohamad Birkdar Tenant

MLYM Inc. c/o Minto Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamad Birkdar (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 11, 2026.

The Landlord's representative Faith McGregor, the Tenant's agent Nour Birkdar, and the Tenant's support Ahmed Youssef attended the hearing.

**Determinations:**

1. The parties came before me and requested to resolve the application with the following terms on consent.

**It is ordered on consent 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 lawful monthly rent for December 2025, and January 2026 in full and on time, on or before February 18, 2026.
3. The Tenant shall pay the lawful monthly rent for February 2026 in full and on time, on or before March 4, 2026.
4. The Tenant shall pay the lawful monthly rent for March 2026 in full and on time, on or before March 18, 2026.

5. Commencing April 1, 2026, and continuing until March 1, 2027, the Tenant shall pay to the Landlord their lawful monthly rent, in full and on time, on or before the first day of each month.
6. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, 4 and 5 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.
7. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
8. If the Tenant does not pay the Landlord the full amount owing on or before March 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 8, 2026, at 4.00% annually on the balance outstanding.

**February 24, 2026**  
**Date Issued**

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Reshad Nazeer

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.