



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

File Number: LTB-L-103739-25

In the matter of: 45 ALOMA CRES
BRAMPTON ON L6T 2N8

Between: Mohammed Zafar Landlords
Maheen Hassan

And

Emanuel Pacheco Tenants
Nancy Pacheco
Alia Ostella Meneses

Mohammed Zafar and Maheen Hassan (the 'Landlords') applied for an order to terminate the tenancy and evict Emanuel Pacheco, Nancy Pacheco and Alia Ostella Meneses (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on February 17, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Nancy Pacheco and Alia Ostella Meneses attended on behalf of the Tenants and consulted with Tenant Duty Counsel prior to mediation. Mohammed Zafar also attended on behalf of the Landlords and was represented by Silvat M Syed.

The parties agreed to resolve the issues in the Landlords application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. Alia Ostella Meneses vacated the rental unit on May 13, 2025. The parties agreed that \$1 800.00 of the total arrears amount is owed by this Tenant. If Alia Ostella Meneses satisfies this \$1 800.00 payment to the Landlords, then the Landlords agree that they will not enforce/collect the balance owing from this Tenant.
- b. The Tenants shall pay all outstanding utilities prior to vacating the rental unit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
2. **If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.**
3. **Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after April 1, 2026.**
4. If the rental unit has not been vacated on or before March 31, 2026, the Landlords may also collect a per diem rate of \$ 115.07 (based on \$3 500.00 per month X 12 months / 365 days) for use of the unit starting April 1, 2026 to the day the Tenants vacate the unit.
5. The last month's rent deposit shall be applied to the period March 1 – 31, 2026.
6. The Tenants shall pay to the Landlords \$20 486.00, representing the rent arrears up to and including February 28, 2026 plus the \$186.00 application filing fee minus the \$500.00 key deposit.
7. The Tenants shall pay the amount owing, as per paragraph 6 above, via e-transfer, on or before April 30, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing May 1, 2026.

February 20, 2026

Date Issued

Susan Parsons

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.

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on October 1, 2026 if the Order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.