



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097569-25

In the matter of: 103, 457 MARLEE AVE
NORTH YORK ON M6B3J2

Between: Akelius Canada Ltd Landlord

And

Hadi Karaki Tenants
Zahra Haneef
Zain Haneef

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Hadi Karaki, Zahra Haneef and Zain Haneef (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative, Eric Steiman, and Tenants, Hadi Karaki, and Zahra Haneef, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$16,182.58**. This amount represents \$15,996.58 for arrears of rent up to **February 28, 2026**, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
March 3, 2026	\$6,182.58
April 22, 2026	\$1,000.00
May 22, 2026	\$1,000.00
June 22, 2026	\$1,000.00
July 22, 2026	\$1,000.00

August 22, 2026	\$1,000.00
September 22, 2026	\$1,000.00
October 22, 2026	\$1,000.00
November 22, 2026	\$1,000.00
December 22, 2026	\$1,000.00
January 22, 2027	\$1,000.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. 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 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach 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**.

February 20, 2026
Date Issued

 Bryan Delorenzi
 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.