



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104047-25

In the matter of: 623, 3665 ARISTA WAY
MISSISSAUGA ON L5A4A3

Between: Morguard NAR Canada Limited Partnership Landlord

And

Nareeman Khadem Tenants
Mushrifa Shamsullah
Zarmina Sakandari
Mohammad Sharif Karimi

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Nareeman Khadem, Mushrifa Shamsullah, Zarmina Sakandari and Mohammad Sharif Karimi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 18, 2026. The Landlord's legal representative, Natalia Abiniakine and the Tenant, Nareeman Khadem attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,933.36 which represents \$3,747.36 for arrears of rent and costs of \$186.00 for the period ending February 28, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$325.36 on or before March 15, 2026.
 - \$328.00 on or before the 15th day of each month in 11 equal payments commencing April 15, 2026, up to and including February 15, 2027.
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 February 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 26, 2026
Date Issued

Oluwatobi Abobarin
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.