



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090860-25

In the matter of: Main Level, 27 ALBION CRES
BRAMPTON ON L6T1L3

Between: Aamira Sherwani Landlords
Tabassum Karamat

And

Omontesele Greater Tenants
Etafoh Geoffrey

Aamira Sherwani and Tabassum Karamat (the 'Landlords') applied for an order to terminate the tenancy and evict Omontesele Greater and Etafoh Geoffrey (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on January 5, 2026.

The Landlord's Legal Representative, Gupta Kush, the Landlord, Aamira Sherwani and the Tenants attended the hearing.

At the hearing the parties consented to the following order to resolve the issues in the application.

Agreed Facts:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants was still in possession of the rental unit.
3. The lawful rent is \$2,716.25. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$89.30. This amount is calculated as follows: \$2,716.25 x 12, divided by 365 days.
5. The Tenants has paid \$7,950.00 to the Landlords since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$265.00.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$205.77 is owing to the Tenants for the period from September 1, 2022 to January 5, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$451.00 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$50.00 each month from February 1, 2026 to September 30, 2026, on or before the 15th day of each corresponding month; and
 - b) \$51.00 on or before October 15, 2026
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period February 1, 2026, to October 31, 2026, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 **January 31, 2026**.

February 27, 2026
Date Issued

Christina Philp
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.