



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-004150-26-SA

In the matter of: 508 BELLFLOWER COURT
MILTON ON L9T2X5

Between: ALIAZAN INVESTMENTS INC. Landlord

And

JAVED DAVIDSON Tenants
TYISHA HARVEY

ALIAZAN INVESTMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JAVED DAVIDSON and TYISHA HARVEY (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the Landlord and Tenant Board (the 'Board') on August 20, 2025, with respect to application LTB-L-053575-25-SA.

The Landlord's application was resolved by order LTB-L-004150-26, issued on January 21, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-004150-26.

This motion was scheduled to be heard by videoconference on February 25, 2026. The Landlord's Legal Representative Michael Ramsay and the Tenants attended the hearing.

In mediation, the parties before the Board consented to the following order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the motion without a hearing.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-004150-26, issued on January 21, 2026, is granted.
2. Order LTB-L-004150-26, issued on January 6, 2026, is set aside and cannot be enforced.
3. The previous order LTB-L-053575-25-SA issued on August 20, 2025, is cancelled and replaced with the following order:
4. The Tenants shall pay to the Landlord \$15,118.00 for arrears of rent up to February 28, 2026, and costs.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

- \$2,400.00 in full and on or before February 28, 2026.
 - \$750.00 in full and on or before March 15, 2026.
 - \$750.00 in full and on or before April 15, 2026.
 - \$750.00 in full and on or before May 15, 2026.
 - \$750.00 in full and on or before June 15, 2026.
 - \$750.00 in full and on or before July 15, 2026.
 - \$750.00 in full and on or before August 15, 2026.
 - \$750.00 in full and on or before September 15, 2026.
 - \$750.00 in full and on or before October 15, 2026.
 - \$750.00 in full and on or before November 15, 2026.
 - \$750.00 in full and on or before December 15, 2026.
 - \$750.00 in full and on or before January 15, 2027.
 - \$750.00 in full and on or before February 15, 2027.
 - \$750.00 in full and on or before March 15, 2027.
 - \$750.00 in full and on or before April 15, 2027.
 - \$750.00 in full and on or before May 15, 2027.
 - \$750.00 in full and on or before June 15, 2027.
 - \$718.00 in full and on or before July 15, 2027.
6. Despite rent being due in full on the first day of the month, to accommodate the Tenants, the Tenants shall pay March 2026 rent in full and on or before March 15, 2026.
7. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, to July 1, 2027, or until the arrears are paid in full, whichever date is earliest.
8. 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 4 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 27, 2026
Date Issued

Melinda Jamieson
Hearing 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.