



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

File Number: LTB-L-102976-25

In the matter of: UNIT 1015, 25 GREENVIEW AVE
NORTH YORK ON M2M0A5

Between: Almas Hyder Landlord

And

Jonathan Kwan Tenant

Almas Hyder (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan Kwan (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on February 19, 2026. The following parties participated in the mediation: The Landlord's representative, Jahne Baboulas, the Landlord, Almas Hyder, and the Tenant's representative, Shawna Mc Cracken. Also present was, Raza Naqim, supporting the Landlord.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord new rent on time and in full on or before the 1st day of each month for the period March 1, 2026, to February 1, 2028.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 4, 2026
Date Issued

Kevin Kordahi
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.