



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

File Number: LTB-L-006166-26-SA

In the matter of: 2808 HAWKS BURY ST
WINDSOR ON N8W5G1

Between: Windsor Essex Community Housing Corporation Landlord

And

Anwer Yalda Tenants
Linda Marooki

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Anwer Yalda and Linda Marooki (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 mediated settlement signed by the parties on October 14, 2025 with respect to application LTB-L-062844-25.

The Landlord's application was resolved by order LTB-L-006166-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-006166-26.

This motion was heard by videoconference on March 2, 2026.

The Landlord's Legal Representative Madeline Whitworth, the Tenant Anwer Yalda, the Tenant's support Nicole Wilson, and the Tenant's interpreter Milad Gaber attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The motion to set aside Order LTB-L-006166-26, issued on January 27, 2026, is granted.
2. Order LTB-L-006166-26, issued on January 27, 2026, is set aside and cannot be enforced.
3. The mediated settlement signed by the parties on October 14, 2025, with respect to LTB-L-062844-25 is amended as follows:

4. The Tenants shall pay to the Landlord \$15,503.00 for arrears of rent up to March 31, 2026, and costs.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$3,322.00 on or before March 10, 2026;
 2. \$800.00 on or before the 20th of each consecutive month, starting April 20, 2026, until June 20, 2027.
 3. \$181.00 on or before July 20, 2027.
6. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting April 1, 2026, to July 1, 2027, or until the arrears are paid in full, whichever date is earliest.
7. 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 Tenant and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 4, 2026
Date Issued

Jagger Benham
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.