



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108192-25

In the matter of: Unit 210, 2480 EGLINTON AVE W
TORONTO ON M6M5G9

Between: Micah Homes Non-Profit Housing Corporation Landlord

And

Fatima Badaruba Tenant

Micah Homes Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Fatima Badaruba (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 4, 2026.

The Landlord's Representative, Sara Murtadha, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,260.22 for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$2,200.00 by March 6, 2026;
 - ii) \$500.00 by March 12, 2026;
 - iii) \$500.00 by April 30, 2026;
 - iv) \$500.00 per month, for 6 consecutive months, by the last day of each month, from May 31, 2026 to October 31, 2026; and

- v) \$60.22 by November 30, 2026.
3. The Tenant shall also pay to the Landlord new rent in full for the rental periods from April 2026 to November 2026 by no later than the 7th day of each month, and thereafter, by the 1st day of each month, as it comes due and owing, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 9, 2026
Date Issued

Janice Campbell
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.