



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

File Number: LTB-L-108419-25

In the matter of: 1409 CORAL SPRINGS PATH
OSHAWA ON L1K3G1

Between: ASHFAQUE SIDDIQUI Landlords
RANA SIDDIQUI

And

IRELEN GRACE O'SULLIVAN Tenants
ABDUL - KABIR ABIOLA ALLI

Ashfaque Siddiqui and Rana Siddiqui (the 'Landlords') applied for an order to terminate the tenancy and evict Irelen Grace O'sullivan and Abdul - Kabir Abiola Alli (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on March 5, 2026.

Before the start of the hearing the Landlords Ashfaque Siddiqui and Rana Siddiqui, the Landlords' legal representative Thirusenthuran Sivapatham and the Tenants Irelen Grace O'sullivan and Abdul - Kabir Abiola Alli engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to March 31, 2026, including the application filing fee are \$13,936.00.
2. The Landlord is holding a rent deposit in the amount of \$2,750.00 which was collected on September 1, 2025. To date no interest has been applied.
3. The current monthly rent is \$2,750.00 and remains paid on the 1st day of the month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$13,936.00 for arrears of rent up to March 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) \$2,000.00 payable on or before March 13, 2026
 - b) \$2,000.00 payable on or before March 20, 2026
 - c) \$1,500.00 payable on or before March 27, 2026
 - d) \$2,000.00 payable on or before April 15, 2026
 - e) \$2,000.00 payable on or before May 15, 2026
 - f) \$2,000.00 payable on or before June 15, 2026
 - g) \$2,436.00 payable on or before July 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 **April 1, 2026**, through to and including **July 1, 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 **March 31, 2026**.

March 13, 2026
Date Issued

Diego Fernandez-Stoll
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.