



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

File Number: LTB-L-108228-25

In the matter of: MAIN, 136 PROHILL STREET
PICKERING ON L1V7G8

Between: Ahmed Gul Lalmohmad Landlord

And

ISHAQ RAHMAN RAHMATI
BIBI LAIQ MOHAMMAD SADIQ
HABIB RAHMAN RAHMATI
ADILA RAHMATI
BIBI MARHAMA RAHMATI
ZUBAIR JAN RAHMATI
Tenants

Ahmed Gul Lalmohmad (the 'Landlord') applied for an order to terminate the tenancy and evict ISHAQ RAHMAN RAHMATI, BIBI LAIQ MOHAMMAD SADIQ, HABIB RAHMAN RAHMATI, ADILA RAHMATI, BIBI MARHAMA RAHMATI and ZUBAIR JAN RAHMATI (the 'Tenants') because the Tenant did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 4, 2026 at 5:14 p.m.

The Landlord Ahmed Gul Lalmohmad, the Landlord's representative Siavash Hedayati and the Tenants Bibi Laiq Mohammad Sadiq, Ishaq Rahman Rahmati, Habib Rahman Rahmati, Adila Rahmati, Bibi Marhama Rahmati and Zubair Jan Rahmati attended the hearing.

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

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated on March 31, 2026. The Tenants shall move out of the unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026 then starting April 1, 2026 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.

4. The Tenants shall pay to the Landlord \$15,386.00 for arrears of rent up to March 31, 2026, This includes the filing fee that that Landlord is entitled to, to cover the costs of the application.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

<u>Date</u>	<u>Amount</u>
April 21, 2026	\$1,538.00
May 21, 2026	\$1,538.00
June 21, 2026	\$1,538.00
July 21, 2026	\$1,538.00
August 21, 2026	\$1,538.00
September 21, 2026	\$1,538.00
October 21, 2026	\$1,538.00
November 21, 2026	\$1,538.00
December 21, 2026	\$1,538.00
January 21, 2027	\$1,538.00

6. If the Tenants do not pay the Landlord the amounts owing on or before the dates according to the schedule in paragraph 5, the Tenants will start to owe interest. For each payment not made on time or in full, simple interest will be calculated from the date immediately following the scheduled payment date listed in paragraph 5, at 4.00% annually on the balance outstanding; for example, should the Tenants not pay the Landlord the amount owing on April 21, 2026, simple interest shall be calculated from April 22, 2026 at 4.00% annually on the balance outstanding - this formula applies to all scheduled payments listed in paragraph 5.

March 12, 2026
Date Issued

Greg Witt

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.

In accordance with section 81 of *the Act*, the part of this order relating to the eviction expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.