



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-107034-25-SA

In the matter of: 267 BALDWIN ST
OSHAWA ON L1H6H5

Between: GOLAM TANVIRUL HALIM Landlord
DILARA ARSHED

And

MUHAMMAD AZEEM BADAR Tenant

GOLAM TANVIRUL HALIM and DILARA ARSHED (the 'Landlord') applied for an order to terminate the tenancy and evict MUHAMMAD AZEEM BADAR (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-107034-25, issued on . This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107034-25.

The motion was heard by videoconference on January 19, 2026.

The Landlord GTH and the Tenant attended the hearing.

The parties before the Board consented to the following order:

Agreed Facts:

1. The Tenant agrees to pay the rent for the remainder of this tenancy as follows:
 - a. The rent for January 2026 on or before February 15, 2026;
 - b. The rent for February 2026 on or before February 28, 2026;
 - c. The rent for March 2026 on or before March 6, 2026; and
 - d. The rent for April 2026 on or before April 1, 2026.
2. The Landlord is not holding a last month rent deposit.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-107034-25, issued on December 29, 2025, is denied.
2. The stay of Order LTB-L-107034-25 is lifted on April 30, 2026.

March 17, 2026

Date Issued

Sonia Anwar-Ali

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.