



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

File Number: LTB-L-108709-25

In the matter of: 10, 3538 Colonial Drive
Mississauga ON L5L5R9

Between: Baber Rahim Khimani
Mohammed Owais Khimani Landlords

And

Muhammad Faisal
Syeda Heena Noorain Tenants

Baber Rahim Khimani and Mohammed Owais Khimani (the 'Landlords') applied for an order to terminate the tenancy and evict Muhammad Faisal and Syeda Heena Noorain (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on March 10, 2026.

The Landlords' Legal Representative, Sriram Rangan, attended on behalf of the Landlords.

The Tenants' Legal Representative, Ali Ahmed, attended on behalf of the Tenants.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$2,850.00.
2. The total amount the Tenants owe to the Landlords is \$22,800.00 including arrears of rent (\$22,614.00) and costs (\$186.00) up to March 31, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlords \$22,800.00 which represents the arrears of rent (\$22,614.00) and costs (\$186.00) outstanding for the period ending March 31, 2026.
2. The Landlords' application for eviction of the Tenants is denied on the condition that:

- a. The Tenants shall make the following payments to the Landlords in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
April 15, 2026	\$6,500.00
May 15, 2026	\$1,400.00
June 15, 2026	\$1,400.00
July 15, 2026	\$1,400.00
August 15, 2026	\$1,400.00
September 15, 2026	\$1,400.00
October 15, 2026	\$1,400.00
November 15, 2026	\$1,400.00
December 15, 2026	\$1,400.00
January 15, 2027	\$1,400.00
February 15, 2027	\$1,400.00
March 15, 2027	\$1,400.00
April 15, 2027	\$900.00

- b. The Tenants shall also pay the Landlords the rent for the months of April 2026 up to and including April 2027 in full, on or before the 1st day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- a. The Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
- b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

March 13, 2026
Date Issued

Angela McLaughlin
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.