



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-086065-24 & LTB-L-099659-24

In the matter of: 123 ST VINCENT ST
BARRIE ON L4M3Y7

Between: CRYSTAL MARTIN Tenant

And

MOHD IMRAN Landlords
SAM USMAN IMRAN

CRYSTAL MARTIN (the 'Tenant') applied for an order determining that MOHD IMRAN and SAM USMAN IMRAN (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.
- Failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Acts, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was scheduled to be heard by videoconference on March 11, 2026.

Tenant Legal Representative Lawrence Pomfret, the Tenant, Landlord Mohd Imran and the Landlords co-counsel Christina Nastas and Matthew Samuels attended the hearing.

The parties agreed to pull forward LTB-L-099659-24; an application in which the Landlords applied to terminate the tenancy and evict the Tenant for non-payment of rent and rent arrears.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the applications before the Board.

The parties agreed:

1. On or before April 1, 2026, Intact Insurance will direct \$3,500.00 to the Tenant's Legal Representative and Mr. Pomfret in return will pay this \$3,500.00 to the Landlord Legal Representative Christina Nastas to release to the Landlord.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 1, 2026.
2. If the unit is not vacated on or before July 1, 2026, then starting July 2, 2026, the Landlords 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 Landlords on or after July 2, 2026.
4. The Tenant shall pay to the Landlord a negotiated sum of \$10,000.00 for arrears of rent up to March 31, 2026.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$1,000.00 in full and on or before March 12, 2026.
 - \$4,000.00 in full and on or before April 30, 2026.
 - \$5,000.00 in full and on or before July 1, 2026.
6. 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 4 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 18, 2026
Date Issued

Melinda Jamieson
Hearing 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 2, 2027, 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.