



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081497-25

In the matter of: 303 Tamarack Place
Thunder Bay ON P7B6H3

Between: The District of Thunder Bay Social Services Administration Board Landlord

And

Maqbula Abbas
Omer Shekho
Layla Shekho Tenants
Khaleel Shekho
Ibrahim Shekho

The District of Thunder Bay Social Services Administration Board (the 'Landlord') applied for an order to terminate the tenancy and evict Maqbula Abbas, Omer Shekho, Layla Shekho, Khaleel Shekho and Ibrahim Shekho (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 Landlord's Agent, Cristie Berman, attended on behalf of the Landlord.

The Tenant, Omer Shekho, attended with Legal Representative, Matthew Jollineau, on behalf of all 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 \$210.00.
2. The total amount the Tenants owe to the Landlord is \$8,692.00 including arrears of rent (\$8,506.00) and costs (\$186.00) up to March 31, 2026.
3. Section 78 of the *Residential Tenancies Act, 2006* (the 'Act') will be attached to all rent and arrears payments beginning May 1, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$8,692.00 which represents the arrears of rent (\$8,506.00) and costs (\$186.00) outstanding for the period ending March 31, 2026.
2. The Landlord's application for eviction of the Tenants is denied on the condition that:
 - a. The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order, on or before the 1st day of each month:

Date Payment Due	Amount of Payment
May 1, 2026 – December 1, 2026	\$50.00 x 8 months = \$400.00
January 1, 2027 – December 1, 2027	\$50.00 x 12 months = \$600.00
January 1, 2028 – December 1, 2028	\$50.00 x 12 months = \$600.00
January 1, 2029 – December 1, 2029	\$50.00 x 12 months = \$600.00
January 1, 2030 – December 1, 2030	\$50.00 x 12 months = \$600.00
January 1, 2031 – December 1, 2031	\$50.00 x 12 months = \$600.00
January 1, 2032 – December 1, 2032	\$50.00 x 12 months = \$600.00
January 1, 2033 – December 1, 2033	\$50.00 x 12 months = \$600.00
January 1, 2034 – December 1, 2034	\$50.00 x 12 months = \$600.00
January 1, 2035 – December 1, 2035	\$50.00 x 12 months = \$600.00
January 1, 2036 – December 1, 2036	\$50.00 x 12 months = \$600.00
January 1, 2037 – December 1, 2037	\$50.00 x 12 months = \$600.00
January 1, 2038 – December 1, 2038	\$50.00 x 12 months = \$600.00
January 1, 2039 – December 1, 2039	\$50.00 x 12 months = \$600.00
January 1, 2040 – September 1, 2040	\$50.00 x 9 months = \$450.00
October 1, 2040	\$42.00

- b. The Tenants shall also pay the Landlord the rent for the months of May 2026 up to and including October 2040 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 Landlord 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 Landlord 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 19, 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.