



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

File Number: LTB-L-000572-26

In the matter of: 409, 3665 ARISTA WAY
MISSISSAUGA ON L5A 4A3

Between: Morguard NAR Canada Limited Partnership Landlord

And

Zakariya Abdulr Dalmar Tenants
Salima Hamid Hussein-Iman

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Zakariya Abdulr Dalmar and Salima Hamid Hussein-Iman (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 11, 2026. The Landlord's Representative, paralegal, Natalia Abiniakine, and the Tenants, Zakariya Abdulr Dalmar and Salima Hamid Hussein-Iman attended the hearing. The Tenants did not speak with duty counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,274.00. It is due on the 1st day of each month.
4. The Tenants have paid \$4,550.00 to the Landlord since the application was filed.

5. The rent arrears owing to March 31, 2026, are \$5257.25.
6. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$7.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenants which was returned NSF.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Accordingly, the total amount the Tenants owe the Landlord is \$5,470.25.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$5,470.00.00 which represents arrears of rent (\$875.00), the NSF fees (\$27.00), plus the application filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2274.00 on or before March 14, 2026
 - \$500.00 on or before the 6th day of each month, from April 6, 2026, to September 6, 2026 (6 months)
 - \$196.25.00 on or before October 6, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 16, 2026
Date Issued

Pauline Brewster
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.