



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000270-26

In the matter of: 68, 2398 BRITANNIA RD W
MISSISSAUGA ON L5M6B6

Between: Robin Guron Landlord

And

Wajiha Qoraishi Tenants
Muhammad Hassaan Akram

Robin Guron (the 'Landlord') applied for an order to terminate the tenancy and evict Wajiha Qoraishi and Muhammad Hassaan Akram (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$14,586.00** for arrears of rent up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
a) March 27, 2026	\$3,000.00
b) April 15, 2026	\$1,000.00
c) May 15, 2026	\$1,000.00
d) June 15, 2026	\$1,000.00
e) July 15, 2026	\$1,000.00
f) August 15, 2026	\$1,000.00
g) September 15, 2026	\$1,000.00
h) October 15, 2026	\$1,000.00
i) November 15, 2026	\$1,000.00
j) December 15, 2026	\$1,000.00
k) January 15, 2027	\$1,000.00

l) February 15, 2027	\$1,000.00
m) March 15, 2027	\$586.00

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 March 1, 2027, 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 1 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 20, 2026
Date Issued

Sheena Brar
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.