



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

File Number: LTB-L-016687-26

In the matter of: 4506 URSULA CRT
COMBER ON N0P1J0

Between: Parvin Sameer Shaikh Landlords
Salwa Sameer Shaikh

And

Elias Kakoulis Tenants
Cassandra Figueira

Parvin Sameer Shaikh and Salwa Sameer Shaikh (the 'Landlords') applied for an order to terminate the tenancy and evict Elias Kakoulis and Cassandra Figueira (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties engaged in settlement discussions during the online negotiation stage of the application and attended a zoom mediation on March 18, 2026. Elias Kakoulis attended on behalf of the Tenants. Parvin Sameer Shaikh and Property Manager, Sameer Shaikh, attended on behalf of the Landlords and was represented by Kimberly Binder.

The parties agreed to resolve the issues in the Landlords' application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The rental period runs from the 15th to the 14th day of each and every month.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$12 786.00, representing the rent arrears up to and including April 14, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. \$9 000.00 on or before March 23, 2026;
 - b. Commencing April 15, 2026, the Tenants shall pay the monthly rent on or before the fifteenth (15th) day of each and every month until the amount owing is paid in full;
 - c. Commencing April 20, 2026, the Tenants shall pay \$500.00 on or before the twentieth (20th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before November 20, 2026 and will be in the amount of \$286.00.
3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board 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 April 14, 2026.

March 19, 2026
Date Issued

Susan Parsons

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.