



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

File Number: LTB-L-002551-26

In the matter of: 127 BENDEMERE RD
PARIS ON N3L0M7

Between: BUSHRA GHANI Landlord
SARFRAZ AHMED KHAN

And

SOUD AL FEDANY Tenant
RUSOL HAMMADI JASSEM
ASIA MOUSSA KAZEM

BUSHRA GHANI and SARFRAZ AHMED KHAN (the 'Landlord') applied for an order to terminate the tenancy and evict SOUD AL FEDANY, RUSOL HAMMADI JASSEM and ASIA MOUSSA KAZEM (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on March 18, 2026. Before the start of the hearing the Landlord's Representative, Yuvraj Bhullar, the Landlord, Bushra Ghani, and the Tenant, Rusol Hammadi Jassem, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Rusol Hammadi Jassem had the authorization to consent on behalf of all Tenants.

I am satisfied that the parties understand the terms and consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$6,186.00 for arrears of rent up to March 31, 2026, and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

- A. \$500.00 on or before March 18, 2026, and;
 - B. \$1,000.00 on or before March 20, 2026, and;
 - C. \$2,500.00 on or before April 20, 2026, and,
 - D. \$2,186.00 on or before May 20, 2026, to satisfy the arrears.
4. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for a period of 12 months starting April 1, 2026, to March 1, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraph 2, 3 and 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 23, 2026
Date Issued

Sumathi Dhanapal
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 4, 2026 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.