



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-003032-26

In the matter of: 227 EPWORTH AVE
LONDON ON N6A2M2

Between: Exclusive Rental Landlord

And

Israk Nayer Tenant

Exclusive Rental (the 'Landlord') applied for an order requiring Israk Nayer (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 17, 2026. The Landlord's agent, Dena Fortin and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$700.00. It is due on the 1st day of each month.
3. The Tenant has paid \$1,000.00 to the Landlord after the application was filed.
4. The rent arrears owing to March 31, 2026, are \$2,500.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Tenant will vacate the rental unit on or before April 30, 2026.
7. The Landlord collected a rent deposit of \$700.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$30.99 is owing to the Tenant for the period from May 1, 2024, to March 17, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,686.00. This amount includes rent arrears owing up to March 31, 2026, and the cost of the application. This payment shall be made in accordance with the following schedule:
 - \$537.20 on or before the last day of each month in 5 equal payments commencing March 31, 2026, up to and including July 31, 2026.
2. If the Tenant fails to make a payment in accordance with paragraph 1 of this order, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

March 23, 2026
Date Issued

Oluwatobi Abobarin
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.