



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

File Number: LTB-L-002648-26

In the matter of: 321, 615 FERNBANK RD
NEWMARKET ON L3X3E7

Between: Housing York Inc. Landlord

And

Khadiya Huseynova Tenant

Housing York Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Khadiya Huseynova (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on March 25, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agent Cheyenne Samuel, the Tenant's Representative Ying Ngai Yu and the Tenant were present.

The parties agreed that:

1. The arrears of rent owing up to March 31, 2026, are \$3,609.00.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.
3. The Landlord is entitled to \$100.00 to reimburse the Landlord for administration charges and \$25.00 for bank fees the Landlord incurred as a result of 5 cheque given by or on behalf of the Tenant which was returned NSF.

It is ordered on consent that:

1. The Landlord's name shall be amended to "Housing York Inc."
2. The Tenant shall pay to the Landlord \$3,920.00 for arrears of rent up to March 31, 2026, costs, and NSFs.

3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$330.00 on or before April 15, 2026;
 - \$326.00 on or before the 15th day of each month, for a period of 10-months, commencing May 15, 2026, up to and including February 15, 2027; and
 - A final payment of \$330.00 on or before March 15, 2027, to satisfy the arrears.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 01, 2026, to March 01, 2027, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

April 2, 2026
Date Issued

Adam Rogers
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.