



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

File Number: LTB-L-004636-26

In the matter of: 1934 VALLEY FARM RD
PICKERING ON L1V1X7

Between: 1934 VALLEY FARM INC

Landlord

And

Nardiya Shageer
Anthony Howell

Tenants

1934 VALLEY FARM INC (the 'Landlord') applied for an order to terminate the tenancy and evict Nardiya Shageer and Anthony Howell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on March 24, 2026. The Landlord's legal representative, Al Dharsee, the Landlord's agent, Mark Ungar and the Tenant, Nardiya Shageer attended the hearing. The Tenant, Nardiya Shageer provided evidence that she was authorized by the other Tenant, Anthony Howell to represent him in this matter. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$2,994.28. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$12,945.24 which represents arrears of rent (\$12,759.24) plus the application filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
March 27, 2026	\$1,000.00
April 15, 2026	\$600.00
May 15, 2026	\$600.00
June 15, 2026	\$600.00
July 15, 2026	\$600.00
August 15, 2026	\$600.00
September 15, 2026	\$600.00
October 15, 2026	\$600.00
November 15, 2026	\$600.00
December 15, 2026	\$600.00
January 15, 2027	\$600.00
February 15, 2027	\$600.00
March 15, 2027	\$600.00
April 15, 2027	\$600.00
May 15, 2027	\$600.00
June 15, 2027	\$600.00
July 15, 2027	\$600.00
August 15, 2027	\$600.00
September 15, 2027	\$600.00
October 15, 2027	\$600.00
November 15, 2027	\$545.24

3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting April 1, 2026 to up and inclusive November 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 paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (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.

April 1, 2026
Date Issued

 Floredana Ungureanu
 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.