



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

File Number: LTB-L-004136-26

In the matter of: 241, 4975 SOUTHAMPTON DR
MISSISSAUGA ON L5M 8E2

Between: Glenn Tombia Landlord

And

Junaid Aziz Tenant

Glenn Tombia (the 'Landlord') applied for an order requiring Junaid Aziz (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 25, 2026. The Landlord, Glenn Tombia, and the Tenant, Junaid Aziz, attended the hearing. The Tenant did not speak with duty counsel prior to the hearing.

At the hearing, the parties engaged in mediation. 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,805.00. It is due on the 15th day of each month.
3. The Tenant has paid \$2,000.00 to the Landlord after the application was filed.
4. The rent arrears owing to March 31, 2026, are \$19,350.00.
5. The Landlord incurred costs of \$175.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$19,525.00

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$19,525.00 which represents arrears of rent (\$19,350.00) plus the application filing fee (\$175.00) for the period ending March 31, 2026.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$3,000.00 on or before March 28, 2026.
 - \$3,000.00 on or before March 29, 2026
 - \$3,000.00 on or before June 15, 2026
 - \$3,000.00 on or before August 15, 2026
 - \$500.00 on or before the 15th day of each month, from September 15, 2026, to October 15, 2027. (14 months)
 - \$525.00 on or before November 15, 2027.
3. The Tenant 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, and continuing each month until November 1, 2027, or until the arrears are paid in full whichever date earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after March 31, 2026.

April 1, 2026
Date Issued

Pauline Brewster
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.