



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

File Number: LTB-L-004288-26

In the matter of: 0706, 3480 HAVENWOOD DR
MISSISSAUGA ON L4X2M8

Between: MetCap Living Management Inc. Landlord

And

B B Atuka Danish Tenants
Ziauddin Danish

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict B B Atuka Danish and Ziauddin Danish (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 31, 2026, by video conference, at which the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Stella Idahos, was present, and the Tenant Ziauddin Danish was present on behalf of both Tenants. The Tenant did speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,436.4 for arrears of rent up to March 31, 2026, and costs.
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
April 30, 2026	\$1239.40
May 31, 2026	\$1239.40
June 30, 2026	\$1239.40

July 31, 2026	\$1239.40
August 31, 2026	\$1239.40
September 30, 2026	\$1239.40

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, to September 30, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 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 2, 2026
Date Issued

Michelle Forrester
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.