



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005054-26

In the matter of: 24 HURONIA CRT
BRAMPTON ON L6S2C7

Between: Mohammed Azmal Landlord

And

Sherry Halladay Tenants
Lyndam Halladay
James Halladay
Michael Halladay
Brandon Halladay

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Mohammed Azmal (the 'Landlord') applied for an order to terminate the tenancy and evict Sherry Halladay, Lyndam Halladay, James Halladay, Michael Halladay and Brandon Halladay (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on March 31, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord attended the mediation session, accompanied by Sherry Halladay who was present on behalf of all Tenants.

As a result of the mediation session, the parties reached a mutual agreement to resolve the matter and requested an Order on consent. I am satisfied that they understood the terms and the legal consequences of their informed and voluntary consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$3,286.00** for arrears of rent up to **March 31, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$500.00	15 th day of each month for 6 months from April 2026 to September 2026
\$286.00	On or before October 15, 2026

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting **April 1, 2026, to October 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. 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 7, 2026
Date Issued

 Felicia Puscalau
 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.