



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

File Number: LTB-L-014365-26

In the matter of: TOP FLOOR, 985 ST CLARENS AVENUE
TORONTO ON M6H3X8

Between: Bruno Trimmeliti Landlord

And

Rabeya Quyser Tenants
Michael Tarquin

Bruno Trimmeliti (the 'Landlord') applied for an order to terminate the tenancy and evict Rabeya Quyser and Michael Tarquin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 1, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord and the Tenant, Rabeya Quyser, were present.

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 \$6,501.00. This amount represents \$6,315.00 for arrears of rent up to March 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
On or before May 1, 2026	\$500.00
On or before May 9, 2026	\$5,000.00
On or before June 15, 2026	\$1,501.00

3. The Tenants shall also pay to the Landlord, lawful rent for the month of April 2026, on or before April 20, 2026.
4. The Tenants shall also pay to the Landlord the lawful rent on time and in full from May 1, 2026 to June 1, 2026.
5. If the Tenants fail 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 8, 2026
Date Issued

Maryam Cooper
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.