



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-009296-26 & LTB-L-018016-26

In the matter of: Basement Unit#3, 721 Gladstone
Toronto ON M6H3J4

Between: DmlsCapital Landlord

And

Syed Ali Jafri Tenant

DmlsCapital (the 'Landlord') applied for an order to terminate the tenancy and evict Syed Ali Jafri (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes. (L1 Application)
- the Tenant has been persistently late in paying the Tenant's rent. (L2 Application)

These applications were heard by videoconference on April 7, 2026.

The Landlord, Maria-Angela Silva, the Landlord's Representative, Christian Boada, the Tenant, Syed Ali Jafri and the Tenant Support, Lisa Melo attended the hearing. The Tenant met with Tenant Duty Counsel. The parties agreed to participate 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 the parties understood the terms and consequences of their consent

Agreed Facts:

1. The correct name of the Tenant is Syed Ali Jafri.
2. The parties agreed to a global resolution of the files LTB-L-009296-26 & LTB-L-018016-26.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,979.00 for arrears of rent up to April 14, 2026, and this includes the Landlord's filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a) On or before May 1, 2026, and every 1st day of the month for seven payments up to and including November 1, 2026, \$747.37.
 - b) On or before December 1, 2026, \$747.41.
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 May 15, 2026, to December 14, 2026.
 4. If the Tenant fails to make any one of the payments in accordance with paragraphs (1-3) his 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 April 14, 2026.
 5. Commencing April 15, 2026, and every 15th day of the month, the Tenant shall pay the monthly rent on time and in full on or before the 15th day of each and every month for a two-year period.
 6. If the Tenant fails to make any one of the payments in accordance with paragraph (5) of this order, the Landlord may, without notice to the Tenant, apply to the Board 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.
 7. The application is amended the correct name of the Tenant is Syed Ali Jafri.

April 15, 2026
Date Issued

Tanya Speedie
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.