



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

File Number: LTB-L-006830-26

In the matter of: C301-1011 DUNDAS ST E
MISSISSAUGA ON L4Y 4A5

Between: 1090051 Ontario Ltd. Landlord

And

Imad Matti Tenant
Kamil Nayyef

1090051 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Imad Matti and Kamil Nayyef (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 14, 2026.

The Landlord's Agent, Kishan Subramanian, the Tenant, Imad Matti, the Tenant Support, Allen Khoshba attended the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation. The Tenant present confirmed he had the authority to consent on behalf of the Tenant, Kamil Nayyef who was not present at the hearing. 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 address of the rental unit includes a unit # C301.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,286.12 for arrears of rent up to April 30, 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 15, 2026, \$3,143.06.
 - b) On or before May 31, 2026, \$3,143.06.

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 1, 2026 to May 31, 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 April 30, 2026.
5. The application is amended and the unit # C301 is added to the address.

April 17, 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.