



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

File Number: LTB-L-009110-26

In the matter of: 1003, 2215 SHERIDAN PARK DR
MISSISSAUGA ON L5K0B2

Between: Kipling Residential Management 8 Landlord

And

Hafsa Rehbar Tenants
Syed Muhammad Samad Hassan

Kipling Residential Management 8 (the 'Landlord') applied for an order to terminate the tenancy and evict Hafsa Rehbar and Syed Muhammad Samad Hassan (the 'Tenants') because the Tenant did not pay the rent that the Tenants owe.

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

The Landlord's Legal Representative, Sean Beard attended the hearing.

The Tenant, Syed Muhammad Samad Hassan attended the hearing and appeared on behalf of the other Tenant.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,489.65. It is due on the 1st day of each month.
4. The Tenants have paid \$4,000.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$4,248.25.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. Accordingly, the total amount the Tenants owe the Landlord is \$4,434.25.
8. The Tenant, Syed Muhammad Samad Hassan testified he works for both the Region of Peel and the Region of Halton, and monthly income varies but on average is approximately \$3,500.00 per month.
9. He testified the other Tenants income is approximately \$500.00 per month working part time.

Relief from Eviction

10. The Tenants are seeking a payment plan and proposed that they could afford \$1000.00 per month paid on the 15th of the month until the arrears are paid off.
11. The Landlord's Legal Representative states he does not believe the Tenants can sustain the rent payments and the additional \$1,000.00 per month.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
13. Bearing in mind that eviction is a remedy of last resort, I find it would not be unfair to provide the Tenants with relief from eviction in the form of a payment plan.
14. I accept the Tenants assertion that they can restore this tenancy to good standing, and a payment plan would also provide the Landlord with immediate recourse in the event of a breach of the payment plan.

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,434.25 for arrears of rent and the filing fee up April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,000.00 on or before May 15, 2026
 - \$1,000.00 on or before June 15, 2026
 - \$1,000.00 on or before July 15, 2026
 - \$1,000.00 on or before August 15, 2026
 - \$434.35 on or before September 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 May 2026 to September 2026, or until the arrears are paid in full, whichever date is earliest.

4. 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 Tenant's 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 April 30, 2026.

April 17, 2026
Date Issued

Trish Carson

Member, 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.