



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007807-26

In the matter of: 722, 45 Barlake Avenue
Hamilton ON L8E3R6

Between: Pat & Dia Ltd Landlord

And

Abdulhakeem Abdallah Tenants
Michael Gwazayet Dangana

Pat & Dia Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Abdulhakeem Abdallah and Michael Gwazayet Dangana (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on April 15, 2026.

The Landlord's Legal Representative, Daniel Moak, attended on behalf of the Landlord.

The Tenant, Abdulhakeem Abdallah, attended on behalf of both Tenants and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$2,000.00.
2. The total amount the Tenants owe to the Landlord is \$2,036.00 including arrears of rent (\$1,850.00) and costs (\$186.00) up to April 30, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$2,036.00 which represents the arrears of rent (\$1,850.00) and costs (\$186.00) outstanding for the period ending April 30, 2026.
2. The Landlord's application for eviction of the Tenants is denied on the condition that:

- a. The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
May 20, 2026	\$250.00
June 20, 2026	\$250.00
July 20, 2026	\$250.00
August 20, 2026	\$250.00
September 20, 2026	\$250.00
October 20, 2026	\$250.00
November 20, 2026	\$250.00
December 20, 2026	\$250.00
January 20, 2027	\$36.00

- b. The Tenants shall also pay the Landlord the rent for the months of May 2026 up to and including January 2027 in full, on or before the 1st day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
- b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

April 23, 2026
Date Issued

 Angela McLaughlin
 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.