



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019197-26

In the matter of: 14, 80 TWENTY FIFTH ST
ETOBICOKE ON M8V3P8

Between: Venier Properties Inc.

Landlord

And

Aynaan Gabobe
Abdikani Abdisamad

Tenants

Venier Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Aynaan Gabobe and Abdikani Abdisamad (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlord's legal representative Bryan Rubin advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement in advance of their hearing date.

The Landlord's legal representative Bryan Rubin and the Tenant Abdikani Abdisamad, participated in a mediation videoconference on April 17, 2026. Tenant Abdikani Abdisamad confirmed that he had authorization to act on behalf of Tenant Aynaan Gabobe. The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending April 30, 2026, and the application filing fee.

On consent of the parties, it is ordered that:

L1 Application

1. The Landlord's L1 application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

L2 Application

2. Pursuant to the L2 Application, the Tenants shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including May 1, 2026 to April 30, 2028.
3. If the Tenants fail to comply with the condition set out in paragraph 2 of this order, 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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The hearing scheduled for May 12, 2026 is cancelled.

April 23, 2026
Date Issued

Sandra Sabourin
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.