



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

**File Number:** LTB-L-012074-26

**In the matter of:** BASEMENT, 48 LONDONDERRY DR  
ANCASTER ON L9K1P7

**Between:** RUBEENA KHAN Landlord

**and**

Arabella Samson Tenant

RUBEENA KHAN (the 'Landlord') applied for an order to terminate the tenancy and evict Arabella Samson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 20, 2026. Instead, the Landlord, the Landlord's Legal Representative Lisa Barder and the Tenant, who had consulted with Tenant Duty Counsel participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

### **On consent of the parties, it is ordered that:**

1. The Tenant shall pay to the Landlord \$10,411.00 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$945.00 monthly on or before the 20<sup>th</sup> day of each month for 10 months beginning May 2026 up to and including February 2027
  - \$961.00 on or before March 20, 2027
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 from May 2026 up to and including March 2027, 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.

**April 21, 2026**  
**Date Issued**

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Lindsay Phomin  
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.