



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

File Number: LTB-L-009829-26

In the matter of: Main, 2231 Wildwood Cres
Pickering ON L1X 2R6

Between: Mohamed Hamzah
Bibi Hamzah Landlords

And

Andy Montoute
Trisha Montoute Tenants

Mohamed Hamzah and Bibi Hamzah (the 'Landlords') applied for an order to terminate the tenancy and evict Andy Montoute and Trisha Montoute (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 22, 2026.

The Landlord's Mohamed Hamzah and Bibi Hamzah, the Landlord's legal representative Sarah Vaz and the Tenant Trisha Montoute attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlords and Tenants is terminated on May 15, 2026, on a non-voidable basis. The Tenants specifically agree to remove the option to void the order.
2. If the unit is not vacated on or before May 15, 2026, then starting May 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 16, 2026.
4. There is no last months rent being held on deposit.
5. The Tenant shall pay the Landlord \$16,186.00 representing the arrears of rent owing for the period up to April 30, 2026 and the Landlord's application filing fee.

6. The Tenants shall pay to the Landlords the amount set out in paragraph 5 in accordance with the following schedule:

	<u>DATE OF PAYMENT:</u>	<u>AMOUNT OF PAYMENT:</u>
1.	On or before April 27, 2026	\$1,500.00
2.	On or before May 24, 2026	\$1,500.00
3.	On or before June 24, 2026	\$1,500.00
4.	On or before July 24, 2026	\$1,500.00
5.	On or before August 24, 2026	\$1,500.00
6.	On or before September 24, 2026	\$1,500.00
7.	On or before October 24, 2026	\$1,500.00
8.	On or before November 24, 2026	\$1,500.00
9.	On or before December 24, 2026	\$1,500.00
10.	On or before January 24, 2027	\$1,500.00
11.	On or before February 24, 2027	\$1,500.00
12.	On or before March 24, 2027	\$1,500.00
13.	On or before April 24, 2027	\$186.00

7. The Tenant shall also pay the Landlord compensation of \$65.75 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlords the payments set out in paragraph 6, the Tenants will start to owe interest on the payments. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the payments outstanding.

May 1, 2026
Date Issued

 Angela Smith
 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.