



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009918-26

In the matter of: 223 SEPTONNE AVE
New Market ON L3Y2W5

Between: Ajaz Sadiq Landlord

And

SIMONE WILLIAMS Tenant

Ajaz Sadiq (the 'Landlord') applied for an order requiring SIMONE WILLIAMS (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on April 23, 2026.

The Landlord and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

On consent of the parties, it is ordered that:

1. This application is amended to change the city of Maple to the city of New Market.
2. The Tenant shall pay to the Landlord \$3,615.90, which represents the reasonable out-of-pocket expenses the Landlord has incurred as a result of the unpaid utility costs until April 23, 2026.
3. The Landlord shall deduct the additional security of \$2,350.00 collected from the Tenant at the beginning of the tenancy to the utility arrears.
4. The total amount the Tenant shall pay to the Landlord is \$1,265.90.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - a) \$632.95 on or before May 20, 2026.
 - b) \$632.95 on or before June 20, 2026.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. The Tenant shall pay to the Landlord the amount set out in paragraph 6 of this order in accordance with the following schedule:
 - a) \$93.00 on or before May 20, 2026.

b) \$93.00 on or before June 20, 2026.

8. If the Tenant fails to comply with the conditions set out in paragraph 5 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 Tenant. 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 Tenant.

April 30, 2026

Date Issued

Cheryl Lavoie

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.