



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019104-26

In the matter of: 7 FRYENT ST
BRAMPTON ON L7A4N3

Between: Ali Ghaffar Landlord
Zoya Ali

And

Muhammad Haris Khan Tenant
Durre Shehwar Syed

Ali Ghaffar and Zoya Ali (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammad Haris Khan and Durre Shehwar Syed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard on May 11, 2026, by video conference. The parties requested the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's Representative, Muhammad Malik, and the Tenant, Muhammad Haris Khan and Durre Shehwar Syed participated in the presentation of the consent details on April 24, 2026.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,186.00 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:
 - A. \$500.00 on or before the 20th day of each month for a period of 5 months, commencing May 20, 2026, up to and including September 20, 2026; and,
 - B. \$686.00 on or before October 20, 2026, to satisfy the arrears.

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 May 1, 2026, to October 1, 2026, 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 28, 2026
Date Issued

Sumathi Dhanapal
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.