



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-018588-26

In the matter of: Main Floor, 12202 Ninth Line
Whitchurch-Stouffville ON L4A3A4

Between: Sheikh Khalid Mubarik
Manjit Singh Landlord

And

April Thomas
Donna Thomas Tenant

Sheikh Khalid Mubarik and Manjit Singh (the 'Landlord') applied for an order to terminate the tenancy and evict April Thomas and Donna Thomas (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 21, 2026 with respect to application LTB-L-089326-25.

A hearing was held by videoconference on April 27, 2026 to consider this application.

The Landlord, Manjit Singh, the Landlord's Legal Representative, Azhar Lodhi, and the Tenant, April Thomas and Donna Thomas, attended the hearing.

The parties before the LTB consented to the following order.

On consent it is ordered that:

1. The previous order issued on January 21, 2026 with respect to LTB-L-089326-25 is cancelled and replaced with this order.
2. Subject to an earlier termination date by means of an order under section 78 of the *Residential Tenancies Act, 2006* (the "Act") as provided below, the tenancy between the Landlord and the Tenant is terminated in a final way effective July 31, 2026. The Tenant must move out of the rental unit on or before July 31, 2026.
3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. 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 August 1, 2026.
5. The Tenant shall pay to the Landlord \$29,286.00 for arrears of rent up to May 31, 2026 and costs.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
 - a) \$5,000.00 on or before May 15, 2026;
 - b) \$2,000.00 on or before May 29, 2026;
 - c) \$1,500.00 on or before June 1, 2026;
 - d) \$1,500.00 on or before July 1, 2026; and
 - e) \$1,500.00 each month commencing August 1, 2026 until the arrears and costs are paid in full.
7. The Tenant shall pay to the Landlord the monthly rent in full for June 2026 on or before June 1, 2026 and the monthly rent in full for July 2026 on or before July 1, 2026.
8. If the Tenant fails to make any one of the payments in accordance with paragraphs 6 or 7, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 5 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, earlier than July 31, 2026, and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

April 30, 2026
Date Issued

Vicky Liu
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.