



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013538-26

In the matter of: 705, 1339 MEADOWLANDS DR E
NEPEAN ON K2E7B4

Between: Minto Apartment Limited Partnership Landlord

And

Mohammad Khalid Noorzai Tenant

Minto Apartment Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammad Khalid Noorzai (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Anne Skelly, and the Tenant's Representative, Khetab Khalid Noorzai, an unlicensed and Law Society exempted individual and family member, who confirmed their permission to represent the interests of the Landlord, resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,649.88 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:
 - i) \$3,000.00 by April 23, 2026;
 - ii) \$500.00 by May 15, 2026;
 - iii) \$500.00 by June 15, 2026; and
 - iv) \$4,649.88 by July 15, 2026.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period May 1, 2026 to July 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 30, 2026
Date Issued

Janice Campbell
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.