



April 30, 2026

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

File Number: LTB-L-060919-25

In the matter of: 1118, 30 ELM DR E
MISSISSAUGA ON L5A4C3

Between: Morguard NAR Canada Limited Partnership Landlord

And

Lydia Walo Bassana Tenants
Expedit Bassana Yala

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Lydia Walo Bassana, Expedit Bassana Yala (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenant's rent.

This application was heard by videoconference on April 28, 2026.

The Landlord's legal representative, Natalia Abiniakine, the Tenants and the Tenants' legal representative, Daniel Amsler attended on April 28, 2026.

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

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-060919-25 issued on December 29, 2025, is granted.
2. Order LTB-L-060919-25 issued on November 19, 2025, is cancelled and is replaced by the following:
3. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
4. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the twelve (12) month period commencing May 1, 2026, to up and inclusive April 1, 2027.

5. If the Tenants fail to comply with the condition set out in paragraph #2 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

Jennifer Buckminster
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.