



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093932-25-RV

In the matter of: 1005, 601 FINCH AVE W
NORTH YORK ON M2R1N9

Between: Elm Place Inc. – 601 Finch Ave. W. Landlord

And

ELCHIN MUKHTAROV Tenant

Elm Place Inc. – 601 Finch Ave. W. (the 'Landlord') applied for an order to terminate the tenancy and evict ELCHIN MUKHTAROV (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-093932-25 issued on February 9, 2026.

On February 12, 2026, the Tenant requested a review of the order that the order be stayed until the request to review the order is resolved.

On February 13, 2026 an interim order LTB-L-093932-25-RV-IN was issued, staying the order issued on February 9, 2026.

On March 23, 2026 an interim order LTB-L093932-25-RV-IN2 was issued granting a review of the February 9, 2026 order and cancelling and replacing the February 13, 2026 interim order and ordering a hearing *de novo*.

The hearing *de novo* was scheduled to be heard by videoconference on April 28, 2026. The parties entered into mediation on that date,

The Landlord Representative Sara Ginman, the Tenant Elchin Mukhtarov and the Tenant's support person Lalin Hasanova, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,206.31. It is due on the day of each month.
3. The rent arrears owing to April 30, 2026 are \$3723.86.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,723.86 for arrears of rent up to April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) **\$621.00** on or before the **20th day** of each month starting **May 20, 2026**, through to and including **September 20, 2026**, and;
 - b) A final payment of **\$618.86** on or before **October 20, 2026**.
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**.

May 4, 2026
Date Issued

Sarah Harriman
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.