



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

File Number: LTB-L-013476-26

In the matter of: EAST BASEMENT, 21 WINSTANLY CRES
SCARBOROUGH ON M1B1N3

Between: Ramesh Kumar Chandok
Parvinder Kaur Chandhok Landlord

And

IBTISAM ZAKI RASHID Tenant

Ramesh Kumar Chandok and Parvinder Kaur Chandhok (the 'Landlord') applied for an order to terminate the tenancy and evict IBTISAM ZAKI RASHID (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026. The Landlord's legal representative, Syed Javed Hussain, the Landlord, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The application will be amended to remove the named Tenant, Aysha Rashid, as a party to the application and subsequently as a party to the order.
2. The current lawful rent is \$1,800.00, due on the 1st day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,286.0, which represents the arrears of rent (\$8,100.00) plus the filing fee (\$186.00) for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:

- a) \$6,000.00 on or before May 20, 2026 (arrears plus filing fee); AND
 - b) \$2,286.00 on or before June 1, 2026. (arrears).
- 3. The lawful rent for the month of May 2026 is due in full on or before May 15, 2026.
 - 4. The lawful rent for the month of June 2026 is due in full on or before June 1, 2026.
 - 5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after April 30, 2026.

May 6, 2026
Date Issued

Sonja Richter
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.