



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

File Number: LTB-L-013831-26

In the matter of: 643 WINDWOOD DR
BINBROOK ON L0R1C0

Between: saad al-zubaidy Landlord
Melville Paralegal Services

And

Aaryan Verma Tenant

saad al-zubaidy and Melville Paralegal Services (the 'Landlord') applied for an order to terminate the tenancy and evict Aaryan Verma (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026 where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Heidi Melville and the Tenant participated in the mediation. The Tenant spoke with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent,

Agreed Fact:

1. The Tenant has vacated the rental Unit on April 10, 2026.

It is order on consent:

The Tenant shall pay to the Landlord \$9,719.33 which represents the arrears of rent and costs (\$186.00) outstanding for the period ending April 30, 2026.

1. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a) \$539.96 on or before the 15th day of each month starting May 15, 2026, through to and including October 15, 2027.
2. If there is a breach in payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

May 4, 2026

Date Issued

Monique Browne

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.