



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

File Number: LTB-L-016673-26

In the matter of: 10 ROSEWOOD AVE
LONDON ON N5Z1K9

Between: Shahzad Iftikhar Landlord

And

Annick Maes Tenant

Shahzad Iftikhar (the 'Landlord') applied for an order to terminate the tenancy and evict Annick Maes (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 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 Michael Ramsay 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.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$2,686.00, which represents the arrears of rent and costs (\$186.00) outstanding for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$2,686.00 on or before May 31, 2026.
3. 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 May 31, 2026.

May 12, 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.