



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

File Number: LTB-L-015419-26

In the matter of: 903, 1577 LAWRENCE AVENUE WEST
NORTH YORK ON M6L1C4

Between: FAIRWAY RESIDENTIAL (1577 LAWRENCE AVENUE WEST) LP Landlord

And

ANDIMALIK NUR Tenants
ABDISALAN ABDURAHMAN
AYAN ODAWA AAMIN

FAIRWAY RESIDENTIAL (1577 LAWRENCE AVENUE WEST) LP (the 'Landlord') applied for an order to terminate the tenancy and evict ANDIMALIK NUR, ABDISALAN ABDURAHMAN and AYAN ODAWA AAMIN (the 'Tenants') because the Tenant did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 30, 2026. The Landlord's Representative, and the Tenant ABDISALAN ABDURAHMAN, who attended on behalf of all of the Tenants, attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,525.63. It is due on the 1st day of each month.
4. The Tenants have paid \$3,000.00 to the Landlord since the application was filed. The Tenant explained that he had made this payment a day or two before the hearing. The Landlord stated they were not aware of this. However, by the end of the hearing, the Landlord acknowledged receipt of the Tenants' funds.
5. The rent arrears owing to April 30, 2026, are \$4,292.21.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenants owe the Landlord is \$4,478.21.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
9. The Tenants seeks a repayment plan to pay \$500.00 to be paid with their monthly rent. He states that he lives in the rental unit with their spouse and five children. He had been laid off and just got back to work as of April 15, 2026. During the hearing, I conducted a close examination of the Tenants' monthly income and expenses. Based on this discussion, I am satisfied that the Tenants can meet a reasonable repayment plan.
10. The Landlord did not offer any substantive arguments opposing the Tenants' proposal.
11. As of the date of the hearing, May's rent had not yet come due. However, May's rent would have become due the next day. Therefore, I have included May's rent of \$1,525.63, in the repayment calculations. If the Tenants made May's rent payment in full, this would have the effect of reducing the length of the repayment plan but does not affect the arrears payment amount which must be paid each month.

It is ordered that:

1. The Tenants shall pay to the Landlord \$6,003.84 for arrears of rent to May 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date payment is to be made on or before	Amount to be paid towards arrears	Outstanding Balance
balance owing		\$ 6,003.84
June 1, 2026	\$ 500.00	\$ 5,503.84
July 1, 2026	\$ 500.00	\$ 5,003.84
August 1, 2026	\$ 500.00	\$ 4,503.84
September 1, 2026	\$ 500.00	\$ 4,003.84
October 1, 2026	\$ 500.00	\$ 3,503.84
November 1, 2026	\$ 500.00	\$ 3,003.84
December 1, 2026	\$ 500.00	\$ 2,503.84
January 1, 2027	\$ 500.00	\$ 2,003.84

February 1, 2027	\$	500.00	\$	1,503.84
March 1, 2027	\$	500.00	\$	1,003.84
April 1, 2027	\$	500.00	\$	503.84
May 1, 2027	\$	503.84	\$	-

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 8, 2026
Date Issued

Jane Dean
Member, 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.