



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014276-26

In the matter of: 3 Marsh Road
Scarborough ON M1K1Y6

Between: Mohammad Mushad Ahmed Landlord

And

Elm Jan Tenants
Shakib Ahmed
Mashuda Khanom

Mohammad Mushad Ahmed (the 'Landlord') applied for an order to terminate the tenancy and evict Elm Jan, Shakib Ahmed and Mashuda Khanom (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was mediated by videoconference on April 30, 2026.

The Landlord attended with Legal Representative, Haseeb Ullah. The Landlord's support person, Mohammad Ahmed, also attended.

The Tenant, Shakib Ahmed, attended on behalf of all Tenants and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The rent payments will be made via e-transfer to mushad26@yahoo.ca.
2. Effective May 1, 2027, the lawful monthly rent will be due on or before the 1st day of each month.

On consent, it is ordered that:

1. The Tenants shall pay the lawful monthly rent on or before the 20th day of each month starting May 20, 2026 and continuing up to and including April 20, 2027.

2. If the Tenants fail to comply with the condition set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

May 13, 2026
Date Issued

Angela McLaughlin
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.