



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

**File Number:** LTB-L-026250-26

**In the matter of:** 80, 102 YORKLAND ST  
RICHMOND HILL ON L4S 1A1

**Between:** Jubilee Garden Non-Profit Housing Corporation Landlord

**And**

Bibi Waladi Tenants  
Zahir Uddin

Jubilee Garden Non-Profit Housing Corporation (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Bibi Waladi and Zahir Uddin (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 6, 2026 on VC line 116. The Landlord's Agent Imran Lalani attended with Asad Sabzaliev the Director of the Corporation for the Landlord. The Tenants' Support Rizwanud Din attended with the Tenant Bibi Waladi. Zahir Uddin the other Tenant in this matter was not in attendance, however Rizwanud Din whom is his son, confirmed that he had authority to reach an agreement on behalf of Zahir Uddin.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

**On consent, it is ordered that:**

1. The total sum of arrears owing up to and including May 31, 2026 as of today's date of May 6, 2026 is \$7,796.00 which includes the application filing fee of \$186.00.
2. The Tenants shall pay the total sum of arrears of \$7,796.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
  - a) On or before June 1, 2026 and on or before the 1<sup>st</sup> (first) day of each consecutive month thereafter for the next 5 months (6 months total including the start date) up to and including November 1, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenants shall pay lawful monthly rent on time and in full.

- b) On or before June 15, 2026 and on or before the 15th (fifteenth) day of each consecutive month thereafter for the next 4 months (5 months total including the start date) up to and including October 15, 2026 the amount of \$1,299.00 per month towards the arrears.
  - c) On or before November 15, 2026 the remaining outstanding balance of arrears in the amount of \$1,301.00.
3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after May 31, 2026.

**May 8, 2026**  
**Date Issued**

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Chris Jackson  
Hearing 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.