



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018684-26

In the matter of: 7331 ALDERGROVE CRT
MISSISSAUGA ON L5N6P1

Between: Ousaamah Abdool Gaffour Joholee Landlords
Bibi Zainab Khedaroo Joholee

And

Jonathan Murphy Tenants
Meghan Bennett

Ousaamah Abdool Gaffour Joholee and Bibi Zainab Khedaroo Joholee (the 'Landlords') applied for an order to terminate the tenancy and evict Jonathan Murphy and Meghan Bennett (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 7, 2026.

The Landlords and one of the Tenants, Meghan Bennett, attended the hearing.

The parties agreed to amend the application to remove the following minors: Aoife Bennett-Murphy, Lily Bennett and Isabelle Bennett.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$8,686.00 for arrears of rent up to May 31, 2026, inclusive of the filing fee.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$422.00 by June 20, 2026;
 - b) \$422.00 by July 20, 2026;
 - c) \$422.00 by August 20, 2026;
 - d) \$422.00 by September 20, 2026;
 - e) \$422.00 by October 20, 2026;
 - f) \$422.00 by November 20, 2026;
 - g) \$422.00 by December 20, 2026;
 - h) \$422.00 by January 20, 2027;
 - i) \$422.00 by February 20, 2027;
 - j) \$422.00 by March 20, 2027;

- k) \$422.00 by April 20, 2027;
- l) \$422.00 by May 20, 2027;
- m) \$422.00 by June 20, 2027;
- n) \$422.00 by July 20, 2027;
- o) \$422.00 by August 20, 2027;
- p) \$422.00 by September 20, 2027;
- q) \$422.00 by October 20, 2027;
- r) \$422.00 by November 20, 2027;
- s) \$422.00 by December 20, 2027;
- t) \$422.00 by January 20, 2028; and
- u) \$286.00 by February 20, 2028.

3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period starting June 1, 2026 to February 28, 2028, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 12, 2026
Date Issued

Vishal Nanda
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.