



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

File Number: LTB-L-000137-26

In the matter of: 7, 308 MONTRAVE AVENUE
OSHAWA ON L1J4S2

Between: BASHIR SOMANI Landlord
NAZIR SOMANI

And

TIM MAPES Tenant

BASHIR SOMANI and NAZIR SOMANI (the 'Landlord') applied for an order to terminate the tenancy and evict TIM MAPES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 3, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,876.00 for arrears of rent and costs up to March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) March 7, 2026 - \$500.00 to arrears;
 - (b) March 20, 2026 - \$500.00 to arrears;
 - (c) April 3, 2026 - \$500.00 to arrears;
 - (d) April 17, 2026 - \$500.00 to arrears;
 - (e) May 1, 2026 - \$500.00 to arrears;
 - (f) May 15, 2026 - \$500.00 to arrears;
 - (g) May 29, 2026 - \$500.00 to arrears;

- (h) June 12, 2026 - \$500.00 to arrears;
 - (i) June 26, 2026 - \$500.00 to arrears;
 - (j) July 10, 2026 - \$500.00 to arrears;
 - (k) July 25, 2026 - \$500.00 to arrears;
 - (l) August 7, 2026 - \$500.00 to arrears;
 - (m) August, 21 2026 - \$500.00 to arrears;
 - (n) September 4, 2026 - \$376.00 balance of arrears;
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, until the arrears are paid in full.
4. 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 paragraphs 1, 2, 3, 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 March 31, 2026.

May 11, 2026

Date Issued

Suzy Franklyn

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.

