



AMENDED ORDER
Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-044675-25-AM

In the matter of: 218, 79 THORNCLIFFE PARK DR
EAST YORK ON M4H1L5

Between: IMH Pool XX LP Landlord

And

Rafique Ahmed Raja Tenant

This amended order is issued to correct a clerical error in the original order.

IMH Pool XX LP (the 'Landlord') applied for an order to terminate the tenancy and evict RAFIQUE Ahmed Raja (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 2, 2025.

The Landlord's Legal Representative, Matt Anderson, and the Tenant attended the hearing.

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.

On consent, it is ordered that:

1. The Tenant shall pay the Landlord \$6,936.92, which represents the arrears of rent and costs outstanding for the period ending September 30, 2025.
2. The Landlord's application for eviction of the Tenants is denied on the condition that:
3. The Tenant shall pay \$936.92 on or before September 5, 2025.
4. The Tenant shall pay installments of \$600.00 on or before the 15th day of the month for the ten (10) month period commencing **October 15, 2025 to July 15, 2026**.
5. For the period of October 2025 to July 2026, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay the Landlord the monthly rent in full and by the first day of each corresponding month.

6. 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 paragraph 1 of this order shall become immediately due and owing. Also, 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 Residential Tenancies Act, 2006, for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay the amount due and owing under this order and any new arrears, NSF fees and related charges that became owing after September 30, 2025. The order that results from this section 78 application is usually issued without a hearing.

October 15, 2025

Date Issued

May 13, 2026

Date Amended

Vinuri Sivalingam

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.