



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

File Number: LTB-L-014586-26

In the matter of: 611, 1315 BOUGH BEECHES BLVD
MISSISSAUGA ON L4W4A1

Between: 1315 Bough Beeches Boulevard Limited Landlord

And

Tanzeel Arshad Tenant
Aqsa Arshad

1315 Bough Beeches Boulevard Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Tanzeel Arshad and Aqsa Arshad (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was to be heard by videoconference on May 6, 2026. The Landlord's representative, Sabrina Marchionne, and the Tenants, Tanzeel Arshad, and Aqsa Arshad representing, Numan Ashiq, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,905.00. It is due on the 1st day of each month.
3. The Tenants have paid \$7,697.80 to the Landlord since the application was filed.
4. After the application was filed, the Tenants paid \$7,697.80.
5. The rent arrears owing to May 31, 2026, are \$3,560.26.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenants shall pay to Landlord \$3,746.26 for arrears of rent to May 31, 2026, which includes the application filing fee of \$186.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$375.00 on or before the twentieth (20) day of each month starting May 20, 2026, for a period of eight (8) consecutive months until January 20, 2027; and
 - b. The balance outstanding of \$371.26 on or February 20, 2027.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to February 1, 2027, 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 paragraphs 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 13, 2026
Date Issued

John Russett
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.