



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019114-26

In the matter of: LL06, 22 JOHN ST
YORK ON M9N 0B1

Between: MPCT DIF DAM West22 Inc.

Landlord

And

Fatima Ali
Amir Ali

Tenant

MPCT DIF DAM West22 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict, Fatima Ali and Amir Ali (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

The Landlord's Representative, Natasha Mizzi and the Tenant, Fatima Ali attended the hearing. The Tenant present confirmed she had the authority to consent on behalf of the Tenant, Amir Ali who was not present at the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to remove Mohamed Ali as a Tenant party to the application.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the total lawful monthly rent to the Landlord on or before the 1st day of the month for a 12-month period commencing on June 1, 2026, up to and including May 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph (1) of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before June 1, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.
5. The application is amended, and Mohamed Ali is removed as a Tenant party on the application.

May 12, 2026
Date Issued

Tanya Speedie
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.