



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

File Number: LTB-L-018713-26

In the matter of: Main Floor, 7 HOLLINGWORTH DR
SCARBOROUGH ON M1P 1E1

Between: Shiyamini Kandasamy Landlord

And

Sharif Ahmed Tenants
Sharmeen Sultana
Ayan Abrar Sharif
Iram Ishtimam Sharif

Shiyamini Kandasamy (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Sharif Ahmed, Sharmeen Sultana, Ayan Abrar Sharif and Iram Ishtimam Sharif (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on May 11, 2026 via video teleconference on VC line 107. The Landlord attended. The Tenants Sharif Ahmed, Sharmeen Sultana, and Iram Ishtimam Sharif attended and were self-represented. The Tenant Ayan Abrar Sharif was not in attendance, however Sharif Ahmed confirmed that he had authority to reach an agreement on behalf of Ayan Abrar Sharif.

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.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including May 31, 2026 as of today's date of May 11, 2026 is \$5,186.00 which includes the application filing fee of \$186.00.
2. The Tenants shall pay the total sum of arrears of \$5,186.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before June 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 3 month (4 months total including the start date) up to and including September 1, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenants shall pay lawful monthly rent on time and in full.

- b) On or before May 15, 2026 the amount of \$2,000.00 towards the arrears.
 - c) On or before June 15, 2026 the amount of \$500.00 towards the arrears.
 - d) On or before July 15, 2026 the amount of \$1,000.00 towards the arrears.
 - e) On or before August 15, 2026 the amount of \$1,000.00 towards the arrears.
 - f) On or before September 15, 2026 the remaining outstanding balance of arrears in the amount of \$686.00.
3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006 ('RTA')*, 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 become owing after May 31, 2026.

May 19, 2026
Date Issued

Chris Jackson
Hearing 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.