



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

File Number: LTB-L-015517-26

In the matter of: 1612, 135 FENELON DR
NORTH YORK ON M3A3K7

Between: Beaux Properties Management Landlord
Company

And

Farzan Hujatullah Tenants
Raihana Qadery

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Farzan Hujatullah and Raihana Qadery (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

This application was scheduled to be heard by videoconference on May 4, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Athena Metaxas, and the Tenant, Farzan Hujatullah (representing both Tenants) participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. 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 the Landlord the full monthly rent due on or before the first day of the month for the period of June 1, 2026, to May 1, 2027.
2. If the Tenants fail 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 Tenants. 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 Tenants.
3. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application in accordance with a payment plan of:
 - \$50 a month on or before the 1st of each month starting June 1, 2026, up to and including August 1, 2026; and
 - \$36.00 on or before September 1, 2026.
4. If the Tenants do not make the required payment in accordance with this order, the full amount owing under paragraph 3 of this order will immediately become due and owing to the Landlord and the Tenants will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

May 14, 2026
Date Issued

Rachael Kukoyi
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.