



**Order under Section 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-020534-26

In the matter of: 2214-A, 111 CARLTON ST
TORONTO ON M5B2G3

Between: K.H. RESIDENCE INC. Landlord

And

MUHAMMAD RAYAN RASHID Tenant

K.H. RESIDENCE INC. (the 'Landlord') applied for an order requiring MUHAMMAD RAYAN RASHID (the 'Tenant') to pay the rent that the Tenant owes.

The application was heard by videoconference on May 14, 2025. The Landlord's legal representative, Darren Colley and the Tenant attended the hearing. The Tenant met with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. 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 that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,645.00. It is due on the 1st day of each month.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$6,418.00 which represents arrears of rent (\$6,232.00) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 15, 2026	\$600.00
July 15, 2026	\$600.00

August 15, 2026	\$600.00
September 15, 2026	\$600.00
October 15, 2026	\$600.00
November 15, 2026	\$600.00
December 15, 2026	\$600.00
January 15, 2027	\$600.00
February 15, 2027	\$600.00
March 15, 2027	\$600.00
April 15, 2027	\$418.00

3. If the Tenant fails to make any one of the payments in accordance with paragraph 2 above, the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

 Floredana Ungureanu
 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.