



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

File Number: LTB-L-019919-26

In the matter of: 1109, 9255 JANE ST
MAPLE ON L6A0K1

Between: Joao Piques Landlord

And

Ahmad Ramin Ali-Samander Tenant

Joao Piques (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Ramin Ali-Samander (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 12, 2026.

The Landlord Agent, Natalie Cinqueani, and the Landlord's Representative, Nicolina Camarda, attended.

The Tenant was present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that: The Tenant will make payments toward the arrears and rent set out in this order by electronic transfer to the Landlord at npiques99@yahoo.com

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$14,407.55. This amount represents \$14,167.55 for arrears of rent up to May 17, 2026, \$54.00 NSF fee on charge, and the \$186.00 application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$240.00 on or before May 15, 2026,
 - \$1,181.00 on or before the 15th day of each month commencing June 15, 2026, and for the next 11 months up to and including April 15, 2027, and
 - \$1,176.55 on or before May 15, 2027.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 18, 2026, to April 18, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant breach pursuant to section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 17, 2026.

May 22, 2026
Date Issued

Eno Ubia
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.