



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019425-26

In the matter of: 3, 73 Third
Englehart ON P0J1H0

Between: Einas Makki Landlord

And

Gabriel Stewart Tenant

Einas Makki (the 'Landlord') applied for an order to terminate the tenancy and evict Gabriel Stewart (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 and the Tenant were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties 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 Landlord waives the \$186.00 application filing fee.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,800.00 representing arrears of rent up to May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$300.00 on or before May 20, 2026, and
 - \$300.00 on or before the 15th day of each month commencing June 15, 2026, and for the next 15 months up to and including August 15, 2027.
3. On or before the 15th day of each month, the Tenant shall also pay to the Landlord new rent for the period June 2026 to August 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 31, 2026.

May 20, 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.