



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

File Number: LTB-L-021097-26

In the matter of: Suite 731, 85 THE POND RD
NORTH YORK ON M3J0L7

Between: FCS Development LP Landlord

And

Muhammad Rafay Tenant

FCS Development LP (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammad Rafay (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 19, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Sara Murtadha and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. The arrears of rent owing up to May 31, 2026, are \$11,530.00.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$11,716.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$3,000.00 on or before May 24, 2026;
 - \$800.00 on or before the 15th day of each month for a period of 10-months, commencing June 15, 2026, up to and including March 15, 2027; and,
 - A final payment of \$716.00 on or before April 15, 2027, to satisfy the arrears.

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 June 01, 2026, to April 01, 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 paragraph 1 of 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's breach pursuant to section 78 of 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 27, 2026
Date Issued

Adam Rogers
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.