



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020441-26

In the matter of: 614, 100 SPRUCEWOOD CRT
SCARBOROUGH ON M1W2P2

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Galib Peermohamed Tenant

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Galib Peermohamed (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on May 19, 2026. Anita Sada, Licenced Paralegal, represented the Landlord. Karim Peermohamed attended on behalf of the Tenant.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. If the Tenant is going to be late in paying the rent, the onus is on the Tenant to contact the Landlord's legal representative, Anita Sada, in writing prior to being late.
- b. Provided there is no breach in the terms of the order, the Landlord will waive the filing fee. However, if the Landlord is required to file under s.78 due to a breach, then the Tenant shall pay the Landlord the \$186.00 application filing fee.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the lawful monthly rent on or before the 1st business day of each month starting June 2026 through to and including May 2027.

2. If the Tenant fails 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 Tenant. 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 Tenant. The Landlord may also request the \$186.00 application filing fee.
3. If the Landlord files an application under s.78 due to a breach in this order, then the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

May 25, 2026
Date Issued

Joanne Lolato
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.