



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

**File Number:** LTB-L-017184-26

**In the matter of:** A, 42 Hillside Ave E  
Toronto ON M4S1T5

**Between:** Times 1065 Inc. Landlord

**And**

Bonsa Shafi Tenant

Times 1065 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bonsa Shafi (the 'Tenant') because:

- The Tenant did not pay the rent that the Tenant owes. (L1 Application); and because,
- The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2 Application)
- Times 1065 Inc. (the 'Landlord') also applied for an order requiring Bonsa Shafi (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement. (L2 Application)

This application was scheduled to be heard by videoconference on May 20, 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 Emily Chan, Landlord's Agent Simon Cho, and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

### **The parties agreed that:**

1. The arrears of rent owing up to May 31, 2026, are \$15,693.21.
2. The out-of-pocket expenses owed by the Tenant to the Landlord are \$440.00 up to May 20, 2026, for arrears of utilities.
3. 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 Street Address on this application shall be amended from "Hillsdale" to "Hillsdale Ave E".

**L1 Application**

2. The Tenant shall pay to the Landlord a total of \$15,879.24 for arrears of rent up to May 31, 2026, and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$1,221.48 on or before June 15, 2026;
  - \$1,221.48 on or before July 01, 2026;
  - \$1,221.48 on or before July 15, 2026;
  - \$1,221.48 on or before August 01, 2026;
  - \$1,221.48 on or before August 15, 2026;
  - \$1,221.48 on or before September 01, 2026;
  - \$1,221.48 on or before September 15, 2026;
  - \$1,221.48 on or before October 01, 2026;
  - \$1,221.48 on or before October 15, 2026;
  - \$1,221.48 on or before November 01, 2026;
  - \$1,221.47 on or before November 15, 2026;
  - \$1,221.47 on or before December 01, 2026; and
  - \$1,221.47 on or before December 15, 2026, to satisfy the arrears.
4. 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 December 01, 2026, or until the arrears are paid in full, whichever date is earliest.

5. If the Tenant fails to make any one of the payments in accordance with paragraphs 3 or 4, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 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.

**L2 Application**

6. The Tenant shall pay the Landlord \$440.00 for out-of-pocket utility expenses incurred by the Landlord.
7. The Tenant shall pay the amount set out in paragraph 6 of this order on or before May 30, 2026.
8. If the Tenant fails to make any one of the payments in accordance with paragraph 7 this order, the outstanding balance of any arrears of out-of-pocket expenses to be paid by the Tenant to the Landlord pursuant to paragraph 6 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.

**May 26, 2026**  
**Date Issued**

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**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.