



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016839-26

In the matter of: 1006-1315 Bough Beeches Blvd.
Mississauga, ON L4W4A1

Between: 1315 Bough Beeches Boulevard Limited Landlord

And

Adil Makush Tenant
Luma Danha Shaaya

1315 Bough Beeches Boulevard Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Adil Makush and Luma Danha Shaaya (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on May 19, 2026.

The Landlord's Legal Representative, Emily Barbat, Tenant, Luma Danha Shaaya and the Tenant's support, Rafi Makush attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,183.18 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:

Payment #	Payment Date (on or before)	Payment Amount	Balance
1	June 15, 2026	\$515.27	\$5,667.91
2	July 15, 2026	\$515.27	\$5,152.64
3	August 15, 2026	\$515.27	\$4,637.37
4	September 15, 2026	\$515.27	\$4,122.10

Payment #	Payment Date (on or before)	Payment Amount	Balance
5	October 15, 2026	\$515.27	\$3,606.83
6	November 15, 2026	\$515.27	\$3,091.56
7	December 15, 2026	\$515.27	\$2,576.29
8	January 15, 2027	\$515.27	\$2,061.02
9	February 15, 2027	\$515.27	\$1,545.75
10	March 15, 2027	\$515.27	\$1,030.48
11	April 15, 2027	\$515.27	\$515.21
12	May 15, 2027	\$515.21	\$0.00

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 from June 1, 2026, to May 1, 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 22, 2026**Date Issued**_____
Ken Audziss

Member, 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.