



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

File Number: LTB-L-020477-26

LTB-L-037403-26

In the matter of: 1106, 3050 PHARMACY AVE
SCARBOROUGH ON M1W2N7

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Emad Al Raimi Tenants
Salma Hariz

LTB-L-020477-26 – L2 Application

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Emad Al Raimi and Salma Hariz (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

LTB-L-037403-26 – L1 Application

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Emad Al Raimi and Salma Hariz (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on May 21, 2026. The following parties participated in the mediation: The Landlord's representative Anita Sada, and the Tenants Emad Al Raimi and Salma Hariz.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$4,472.35** 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:

Date Payment Due	Amount of Payment
June 12, 2026	\$ 320.00
June 26, 2026	\$ 320.00

July 10, 2026	\$ 320.00
July 24, 2026	\$ 320.00
August 7, 2026	\$ 320.00
August 21, 2026	\$ 320.00
September 4, 2026	\$ 320.00
September 18, 2026	\$ 320.00
October 2, 2026	\$ 320.00
October 16, 2026	\$ 320.00
October 30, 2026	\$ 320.00
November 13, 2026	\$ 320.00
November 27, 2026	\$ 320.00
December 11, 2026	\$ 312.35

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **June 1, 2026 to May 1, 2027**.
4. The Landlord agrees to waive the application filing fee associated with the L2 application conditional on the Tenants not breaching this Order. If the Tenants breach this Order, then the Tenants shall pay to the Landlord \$186.00.
5. If the payment in paragraph 4 comes due, and if the Tenants do not make payment on or before the date of default, the Tenants will start to owe interest on this amount commencing on the day following the date of default.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 2 of 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**.
5. This Order on consent is in full and final settlement of both the L1 and the L2 application.

May 28, 2026
Date Issued

 Ryan Gacnik
 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.