



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020472-26

In the matter of: 411, 3744 ST CLAIR AVE E
SCARBOROUGH ON M1M1T8

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Hossain M S Akter Tenants
Houda Talhi

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Hossain M S Akter and Houda Talhi (the 'Tenant's') because the Tenants have been persistently late in paying the Tenants' rent.

Mediation was held on May 21, 2026. The following parties participated in the mediation: The Landlord's representative Anita Sada, and the Tenant Hossain M S Akter on behalf of both Tenants.

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 Tenants shall pay the lawful monthly rent in full no later than the first day of each for an 18 month period, starting September 1, 2024 up to and including February 1, 2026.
2. Should the Tenants breach the condition in paragraph one, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006*, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's breach.
3. The Landlord agrees to waive the application filing fee conditional on the Tenants not breaching this Order. If the Tenants breach this Order, then the Tenants shall pay to the Landlord \$186.00.
4. If the payment in paragraph 3 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.

May 25, 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.