



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

File Number: LTB-L-021341-26

In the matter of: Upper Unit. 75 Medland Ave
Whitby ON L1P1S7

Between: HAREM OMED OMER Landlords
KOSRAT OMEED OMAR

And

Melissa Elizabeth DOW Tenant

HAREM OMED OMER and KOSRAT OMEED OMAR (the 'Landlords') applied for an order to terminate the tenancy and evict Melissa Elizabeth DOW (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 19, 2026. Paralegal, Thirusenphuran Sivapapham attended along with Harem Omed Omer on behalf of both Landlords. The Tenants attended, after speaking with Duty Counsel. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

PRELIMINARY:

The parties agree to name the Landlords (as listed on the Form N4) and update the address to include "Upper Unit".

Therefore, the Landlords are HAREM OMED OMER and KOSRAT OMEED OMAR and the address is Upper Unit – 75 Medland Avenue, Whitby, On L1P iS7.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$12,500.00 for arrears of rent up to May 31, 2026 and \$186.00 costs, totalling \$12,686.00.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 (\$12,686.00) in accordance with the following schedule:

. \$1,500.00 minimum on or before the 20th of each month from

June 20, 2026 to January 20, 2027 (8 months) plus

. \$686.00 on or before February 20, 2027.

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 June 1, 2026 to February 28, 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 March 1, 2027.

June 1, 2026
Date Issued

Shawn Hayman
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.