



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

File Number: LTB-L-020002-26

In the matter of: 1603, 43 THORNCLIFFE PARK DR
TORONTO ON M4H 1J4

Between: Morguard NAR Canada Limited Partnership Landlord

And

Ahmedin Ismael Ahmedin Tenants
Sara Ismael Ahmedin

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmedin Ismael Ahmedin and Sara Ismael Ahmedin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on May 21, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Ahmedin Ismael Ahmedin attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Natalia Abiniakine, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. Commencing June 1, 2026, the lawful monthly rent is \$1 318.01. This amount is *not* inclusive of the pending 2024 AGI (Above Guideline Increase) application.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$327.63, representing the rent arrears up to and including May 31, 2026.
2. The Landlord shall waive the \$186.00 application filing fee.
3. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:

- a. Commencing June 1, 2026, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full.
 - b. Commencing June 20, 2026, the Tenants shall pay \$82.00 on or before the twentieth (20th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before September 20, 2026 and will be in the amount of \$81.63.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 1, 2026
Date Issued

Susan Parsons
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.