



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

File Number: LTB-L-027512-26

In the matter of: 2428, 3270 SHEPPARD AVE E
SCARBOROUGH ON M1T0B3

Between: Salman Ali Landlords
Maya Mkdsi

And

Tamia Hope-Rudder Tenant

Salman Ali and Maya Mkdsi (the 'Landlords') applied for an order to terminate the tenancy and evict Tamia Hope-Rudder (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on May 20, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlords, the Landlords' Representative, Yan Li, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$5,636.00 for arrears of rent up to May 31, 2026 and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 in full on or before the 15th day of each month beginning MJune 15, 2026 up to and including April 15, 2027; and
 - b) \$136.00 in full on or before May 15, 2027.
3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period June 1, 2026 to May 15, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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.

June 1, 2026
Date Issued

Christine Leitch
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.