



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

File Number: LTB-L-024865-26

In the matter of: 210, 275 KING ST W
HAMILTON ON L8P1B2

Between: 1762405 Ontario Ltd. Landlord

And

Muhammad Shaaf Farooq Tenant

1762405 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammad Shaaf Farooq (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 27, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord Agent's Savan Chandaria and Wing Chu and the Tenant participated in the mediation. The Tenant spoke with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant vacated the rental unit on March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
2. The rent arrears owing to March 31, 2026 are \$1,642.25.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. There is no Last month rent on deposit.

5. The Landlord agrees to waive \$392.25 of the arrears if the Tenant doesn't miss any payments. This would reduce the total amount payable to the Landlord by the Tenant in the amount of \$1,250.00.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay the Landlord \$1,250.00, this includes the arrears owing to March 31, 2026 and filing fee of \$186.00.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - (a) \$625.00 on or before June 24, 2026; and
 - (b) \$625.00 on or before July 15, 2026.
4. If the Tenant fails to make any of the payments in paragraph 3, the full amount of \$1,642.25 is due and payable immediately and the Tenant will start to owe interest. Simple Interest will be calculated (pursuant to the *Courts of Justice Act*) on any balance outstanding commencing the date following the breach.

June 3, 2026
Date Issued

Monique Browne
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.