



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024769-26

In the matter of: Basement, 292 VIGER DR
WELLAND ON L3B 0E2

Between: Jasdip Dhindsa Landlords
Amandeep Dhindsa

And

Abdullah Osama Mohommad Abu Al Adas Tenants
Maria Abu Al Adas

Jasdip Dhindsa and Amandeep Dhindsa (the 'Landlords') filed an L1 application for an order to terminate the tenancy and evict Abdullah Osama Mohommad Abu Al Adas and Maria Abu Al Adas (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 27, 2026 on VC line 113. The Landlords' Legal Representative Shalini Puri attended. The Tenant Abdullah Osama Mohommad Abu Al Adas attended and was self-represented. Maria Abu Al Adas the other Tenant in this matter was not in attendance, however Abdullah Osama Mohommad Abu Al Adas confirmed that he had authority to reach an agreement on behalf of Maria Abu Al Adas.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including May 31, 2026 as of today's date of May 27, 2026 is \$3,636.00 which includes the application filing fee of \$186.00. However for the purpose of this order, the parties have consented to reduce the amount of the total arrears outstanding to **\$1,500.00** such that the Landlords are waiving the remaining outstanding balance of \$2,136.00 (\$3,636.00 total arrears - \$2,136.00 arrears waived = \$1,500.00).

2. The Tenants shall pay the total sum of arrears of \$1,500.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before June 20, 2026 the amount of \$750.00.
 - b) On or before July 20, 2026 the remaining outstanding balance of \$750.00.
3. On or before May 30, 2026 and on or before the 30th (thirtieth) day of each consecutive month thereafter for the next 7 months (8 months total including the start date) up to and including December 30, 2026, the Tenants shall pay the agreed upon reduced monthly rent of \$1,000.00 per month.
4. On or before January 1, 2027 and on or before the 1st (first) day of each consecutive month thereafter for the next 11 months (12 months total including the start date) up to and including December 1, 2027, the Tenants shall pay lawful monthly rent on time and in full in the amount of \$1,350.00 per month.
5. If the Tenants fail to comply with any one of the payments noted in paragraph(s) 2 and/or 3 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after May 31, 2026.

June 5, 2026
Date Issued

Chris Jackson
Hearing 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.