



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025011-26

In the matter of: Upper Unit, 93 Sheridan Street
BRANTFORD ON N3T2V2

Between: Mateen Imran Landlord
Vrinda Grover

And

Sarah O'Neill Tenant

Mateen Imran and Vrinda Grover (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah O'Neill (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 28, 2026.

The Landlord's Representative, Paul Fahy, the Landlord's Agent, Imran Mohsin and the Tenant, Sarah O'Neill attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. The Landlord's Agent left the mediation prior to the resolution, leaving the Landlord's Representative to consent on behalf of the Landlord.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed, there are two Landlords, Mateen Imran and Vrinda Grover.
2. The parties agreed the lawful monthly rent for June 2026, can be paid on or before June 4, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,336.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before June 3, 2026, \$1,000.00.
 - b) On or before June 16, 2026, \$1,336.00.

- c) On or before June 17, 2026, \$1,000.00.
 - d) On or before July 15, 2026, \$1,000.00.
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 July 31, 2026, or until the arrears are paid in full, whichever date is earliest. There is an exception for the lawful monthly rent for June 2026, it shall be paid on or before June 4, 2026.
 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 May 31, 2026.
 5. The application is amended, and the two names of the Landlord are Mateen Imran and Vrinda Grover.

June 1, 2026
Date Issued

Tanya Speedie
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.

