



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022219-26

In the matter of: 1106, 1551 LYCEE PL
OTTAWA ON K1G4B5

Between: 431687 Ontario Ltd. Landlord

And

Mohammed Rafin Bhuiyan Tenants
Sumaiya Yousuf
Saadul Islam

431687 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Rafin Bhuiyan, Sumaiya Yousuf and Saadul Islam (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on May 21, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Representative, David Lyman, and the Tenants, Mohammed Rafin Bhuiyan and Sumaiya Yousuf, on behalf of all Tenants, 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 Tenants shall pay to the Landlord **\$5,607.60**, which represents \$5,421.60 for arrears of rent up to May 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$150.00 on or before the 1st day of each month for the period June 1, 2026 to August 1, 2026;
 - \$1,419.00 on or before September 1, 2026;
 - \$300.00 on or before the 1st day of each month for the period October 1, 2026 to December 1, 2026;

- \$969.00 on or before January 1, 2027; and
 - \$467.40 on or before the 1st day of each month for the period February 1, 2027 to May 1, 2027.
3. The Tenants 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 May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach 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 5, 2026
Date Issued

Kevin Kordahi
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.