



**Order under Section 77(8)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-011859-26-SA

**In the matter of:** 342 VAN DUSEN AVE  
DUNDALK ON N0C1B0

**Between:** Muhammad Sharif Awan Landlord

**And**

Darian LA Tenant  
Ashley Baratta

Muhammad Sharif Awan (the 'Landlord') applied for an order to terminate the tenancy and evict Darian LA and Ashley Baratta (the 'Tenant').

The Landlord's application was resolved by order LTB-L-011859-26, issued on February 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-011859-26.

The motion was heard by videoconference on April 7, 2026.

The Landlord's Legal Representative Muhammad Abid Nisar and the Tenant Ashley Baratta attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

**Agreed facts on consent:**

1. The motion to set aside Order LTB-L-011859-26, issued on November 24, 2025, is granted.
2. The Tenant owes the Landlord \$7,286.00 for arrears of rent up to March 10, 2026.

**It is ordered on consent that:**

1. The motion to set aside Order LTB-L-011859-26, issued on February 23, 2026, is granted.
2. Order LTB-L-011859-26, issued on February 23, 2026, is set aside and cannot be enforced.
3. The terms of the original order, LTB-L-066691-25, are replaced with the following:
4. The Tenant shall pay to the Landlord \$7,286.00 for arrears of rent up to March 10, 2026.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

| <b>Payment Date</b> | <b>Payment Amount</b> |
|---------------------|-----------------------|
| April 11, 2026      | \$700.00              |
| May 11, 2026        | \$700.00              |
| June 11, 2026       | \$700.00              |
| July 11, 2026       | \$700.00              |
| August 11, 2026     | \$700.00              |
| September 11, 2026  | \$700.00              |
| October 11, 2026    | \$700.00              |
| November 11, 2026   | \$700.00              |
| December 11, 2026   | \$700.00              |
| January 11, 2027    | \$700.00              |
| February 11, 2027   | \$286.00              |

6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 11, 2026, to February 11, 2027, or until the arrears are paid in full, whichever date is earliest.
7. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fails to make any of the payments in accordance with paragraphs 5 and 6 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

**June 5, 2026**  
**Date Issued**

\_\_\_\_\_  
 Kyle Anderson  
 Member, 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.