



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

File Number: LTB-L-025142-26

In the matter of: 1716, 650 PARLIAMENT ST
TORONTO ON M4X1R3

Between: 650 Parliament Residences Landlord

And

Ali B Aboelied Remshani Tenant

650 Parliament Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Ali B Aboelied Remshani (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on June 1, 2026. The Landlord's Legal Representative, Charlie Bobrowsky, and the Tenant attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Agreed upon facts / Facts not in dispute:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,185.22. It is due on the 1st day of each month.
4. The Tenant has paid \$2,370.44 to the Landlord since the application was filed. An additional payment of \$1,185.22 was made by the Tenant but this payment had yet to clear as of the date of the hearing (the 'Pending Payment').
5. The rent arrears owing to June 30, 2026, not including the Pending Payment, are \$2,370.44.

6. The Landlord claimed \$25.00 for NSF fees and/or administrative charges in relation to an NSF cheque. However, the Tenant did not pay by cheque and so this claim was waived.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Accordingly, the total amount the Tenant owes the Landlord is \$2,556.44.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,556.44 for arrears of rent up to June 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i. \$1,185.22, being the Pending Payment, must clear or be replaced if it does not clear by June 8, 2026;
 - ii. \$300.00, on or before the 20th day of each month, commencing June 20, 2026 to September 20, 2026; and
 - iii. \$171.22, on or before October 20, 2026.
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 of July 1, 2026 to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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 *Residential Tenancies Act, 2006* 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 June 30, 2026.

June 8, 2026
Date Issued

Rachel Gibbons
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.