



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026141-26

In the matter of: 904, 1441 LAWRENCE AVE E
NORTH YORK ON M4A1W3

Between: Elm Place Inc. – 1441 Lawrence Ave. E. Landlord

And

Basma M. Alashlam Tenant

Elm Place Inc. – 1441 Lawrence Ave. E. (the 'Landlord') applied for an order to terminate the tenancy and evict Basma M. Alashlam (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on June 2, 2026. The Landlord's legal representative Sharon Harris and the Tenant's agent Abd Lhmoune attended the hearing. The Tenant submitted written authorization permitting Abd Lhmoune to act on their behalf.

Before the start of the hearing, the parties advised that they had reached an agreement. 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. I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including July 1, 2026, to June 1, 2027.
2. If the Tenant fails to comply with the condition set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing on or before July 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.

June 8, 2026
Date Issued

Sandra Sabourin
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.