



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026180-26

In the matter of: 310, 2328 Islington Avenue
Toronto On M9W3X2

Between: Orchard Apartments (2328) LP Landlord

And

Maryam Yusuf Ahmed Tenant

Orchard Apartments (2328) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Maryam Yusuf Ahmed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on June 2, 2026. The following parties participated in the mediation: The Landlord's agent, Anna Peluso, the Tenant's representative, Darcy L Purdy and the Tenant, Maryam Yusuf Ahmed.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. Both parties agree that the former Tenant, Yasin Abdi Hamza has been removed from this application and will be removed from the lease agreement in accordance with an N9 notice provided to the Landlord.

It is ordered on consent that:

1. On or before June 15, 2026, the Tenant shall pay to the Landlord **\$155.00** representing a portion of the application filing fee.
2. If the Tenant fails to make the payment in paragraph 1, the balance will start to accrue interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.
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 **July 1, 2026 to June 1, 2027** inclusive.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 3 of this order, 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.

5. This Order on Consent is in full and final settlement of this application.

June 5, 2026
Date Issued

Ryan Gacnik
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.