



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024529-26

In the matter of: 193 MISTYSUGAR TRAIL
THORNHILL ON L4J8T4

Between: Lizhi Pan Landlord

And

Diana Al-Dajane Tenants
Karim Mosa Esmail

Lizhi Pan (the 'Landlord') applied for an order to terminate the tenancy and evict Diana Al-Dajane and Karim Mosa Esmail (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on May 28, 2026. Before the start of the hearing, the Landlord's Representative, Yun Tao Li and the Tenant Karim Mosa Esmail, representing all Tenants advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$4,350.00. It is due on the 7th day of each month.
3. For the months of **June 2026, July 2026, August 2026, September 2026, October 2026** and **November 2026** the lawful monthly rent for these months only will be due on the **20th day** instead of the **7th day**. Thereafter, the lawful monthly rent will be due on the 7th day of each month.

4. The rent arrears owing to June 6, 2026 are \$11,050.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owes the Landlord is \$11,236.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$11,236.00 for arrears of rent up to May 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount Due		Payment Due Date		Amount Due		Payment Due Date	
1	\$4,350.00	May 31, 2026		6	\$860.75	November 30, 2026	
2	\$860.75	July 31, 2026		7	\$860.75	December 31, 2026	
3	\$860.75	August 31, 2026		8	\$860.75	January 31, 2027	
4	\$860.75	September 30, 2026		9	\$860.75	February 28, 2027	
5	\$860.75	October 31, 2026					

3. The Tenants shall pay the monthly rent of **\$4,350.00** for the rental periods of **June 2026, July 2026, August 2026, September 2026, October 2026** and **November 2026** in accordance with the following schedule:

Rent Due Date		Rent Due Date	
1	June 20, 2026	4	September 20, 2026
2	July 20, 2026	5	October 20, 2026
3	August 20, 2026	6	November 20, 2026

4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **December 7, 2026 to February 7, 2027**, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 June 6, 2026.

June 5, 2026
Date Issued

Sarah Harriman
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.