



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

File Number: LTB-L-018250-26

In the matter of: 1907, 55 EGLINTON AVE W
MISSISSAUGA ON L5R0E4

Between: Zakaria Taher Landlord

And

Shaneil Johnson Tenant

Zakaria Taher (the 'Landlord') applied for an order to terminate the tenancy and evict Shaneil Johnson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on June 3, 2026. Arbab Ahmad and NihanTaher attended on behalf of the Landlord. The Tenant was also present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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.

The Parties agreed:

- a. The Landlord served the Tenant with a 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.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. The lawful rent is \$2,850.00. The rent is due on the 1st day of each month.
- d. The rent arrears owing by the Tenant up to and including June 30, 2026, including the \$186.00 application filing fee are \$17,950.00.
- e. The Landlord incurred costs of \$160.00 for NSF fees (non-sufficient funds fee). As result, the total due to the Landlord is \$18,110.00.

- f. The Tenant shall pay the rent and rent arrears payments by e-transfer payments to arbabahmad64@gmail.com.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$18,110.00 for arrears of rent up to June 30, 2026, including the NSF costs and the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,850.00 on or before June 20, 2026
 - The Tenant shall pay to the Landlord the balance through a payment plan, whereby the Tenant will pay the Landlord \$800.00 a month, on or before the 20th of each month, beginning on July 20, 2026, until the arrears are paid in full
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, and including July 1, 2026, to February 1, 2028, 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 Act 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 5, 2026
Date Issued

Helen Giannini
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.