



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

File Number: LTB-L-018414-26

In the matter of: PH 20, 3888 DUKE OF YORK BLVD
MISSISSAUGA ON L5B4P5

Between: Basil Behnam Landlord
Rafah Mahfoudh

And

Lalita Olive Premrata Silas Tenants
Reema Lal
Francis Charles Silas

Basil Behnam and Rafah Mahfoudh (the 'Landlord') applied for an order to terminate the tenancy and evict Lalita Olive Premrata Silas, Reema Lal and Francis Charles Silas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 2, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's Representative, Victoria Zarif, and the Tenants attended the hearing.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$50,186.00**. This amount represents the maximum due to monetary jurisdiction of \$50,000.00 for arrears of rent owing up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. The Tenants shall pay \$5,000.00, in full and on time on or before July 4, 2026.
 - b. The Tenants shall pay \$1,000.00 per month towards the arrears of rent, in full and on time on or before the 4th day of each month, beginning August 4, 2026, up to and including April 4, 2030.

- c. The Tenants shall also pay the remaining balance of \$186.00 on or before May 4, 20230.
3. The Tenants shall also pay to the Landlord the rent for July 2026, in full on or before **July 4, 2026**. Following this, the Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing for the period **August 1, 2026, to May 1, 2030**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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 30, 2026**.

June 9, 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.