



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

File Number: LTB-L-025355-26

In the matter of: 1, 78 STILLMAN DR
BRAMPTON ON L6X0T2

Between: Jagjeet Singh Landlords
Dilpreet Singh Johal

And

Basil Malik Tenants
Ahmed Malik

Jagjeet Singh and Dilpreet Singh Johal (the 'Landlords') applied for an order to terminate the tenancy and evict Basil Malik and Ahmed Malik (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 2, 2026. Before the start of the hearing, the Landlords, Jagjeet Singh and Dilpreet Singh Johal, and the Tenants, Basil Malik and Ahmed Malik, attended the hearing. The Tenants did not seek legal advice prior to the hearing.

At the hearing, the parties engaged in mediation. 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.

Agreed Facts:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$3,300.00. It is due on the 1st day of each month.
4. The rent arrears owing to June 30, 2026, are \$23,000.00.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenants owe the Landlords is \$23,186.00.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlords \$23,186.00 which represents arrears of rent (\$23,000.00) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before June 5, 2026
 - \$500.00 on or before July 3, 2026
 - \$500.00 on or before the 1st day of each month, from August 1, 2026, to March 1, 2030. (44 months),
 - \$186.00 on or before April 1, 2030.
3. The Tenants shall also pay to the Landlords the lawful monthly rent on time and in full, as it comes due and owing from August 1, 2026, to April 1, 2030, or until the arrears are paid in full whichever date earliest.
4. The Landlords shall reduce the lawful monthly rent for the unit to \$3,000.00 for a period of six months from June 2026 to November 2026. If the Tenants vacate the unit during this time, the rent will return to the lawful monthly rent for the rental unit.
5. The Tenants shall pay to the Landlords the lawful rent for June on **June 5, 2026**.
6. The Tenants shall pay to the Landlords the lawful rent for July on **July 3, 2026**.
7. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 to 6 of this order, the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (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 10, 2026
Date Issued

Pauline Brewster
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.