



## Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026782-26

**In the matter of:** MAIN AND UPPER, 1559 KITCHEN CRT  
MILTON ON L9E 1Y7

**Between:** NASIMA AKTHER Landlord

**and**

Mian Hassan Saeed Tenant

NASIMA AKTHER (the 'Landlord') applied for an order to terminate the tenancy and evict Mian Hassan Saeed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a Hearing scheduled on June 3, 2026 by videoconference.

The Landlord's Representative Yasmin van Maurik and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant received legal advice regarding this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

### **Agreed facts:**

- 1) The current rent is \$3,500.00. It is due on the 1<sup>st</sup> day of each month.
- 2) The Tenant will pay rent on or before the 5<sup>th</sup> day of each month for twelve (12) months July 2026 to June 2027. **Rent will once again be due on or before the 1<sup>st</sup> day of each month starting July 1, 2027.**
- 3) The Tenant has paid \$3,500.00 to the Landlord since the application was filed.
- 4) The rent arrears owing to June 30, 2026 are \$18,500.00.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered on consent of the parties that:**

1. The Tenant shall pay to the Landlord \$18,686.00 This amount includes rent arrears owing up to June 30, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| <b>Date Payment Due</b> | <b>Amount of Payment</b> |
|-------------------------|--------------------------|
| June 10, 2026           | \$10,186.00              |
| July 10, 2026           | \$4,250.00               |
| August 10, 2026         | \$4,250.00               |

3. The Tenant shall also pay to the Landlord new, lawful rent on time and in full as it comes due and owing for the twelve (12) month period July 5, 2026 to June 5, 2027.
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.
5. This order is in full and final settlement of this application.

**June 8, 2026**  
**Date Issued**

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Denise Hannivan  
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.