



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024955-26

In the matter of: 1210, 114 ARBOUR GLEN CRES
LONDON ON N5Y2A3

Between: Boardwalk General Partnership Landlord

And

Samer A S Alsaeed Faroukh Tenant

Boardwalk General Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Samer A S Alsaeed Faroukh (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The application was heard by videoconference on June 1, 2026. The Landlord's agents, Anlly Gallego (Angie) and Tzuying Peng (Nancy), the Tenant and the Tenant's support, Mohamed Faroukh (Tenant's son) attended the hearing. The Tenant met with Duty Counsel 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 lawful monthly rent is \$1,785.02. It is due on the 1st day of each month.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the period commencing June 1, 2026 and continuing each month until May 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 14, 2026	\$31.00
August 14, 2026	\$31.00
September 14, 2026	\$31.00
October 14, 2026	\$31.00
November 14, 2026	\$31.00
December 14, 2026	\$31.00

5. If the Tenant fails to make any one of the payments in accordance with paragraph 4 of this order, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from the default date at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Floredana Ungureanu
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.