



Order under Section 206 Residential Tenancies Act, 2006

File Number: LTB-L-043852-26

In the matter of: 39 Cherry Hill Lane
Barrie, ON L9J 0M7

Between: Tanveer Ahmed Landlord

And

Jessica Gomes Tenant

Tanveer Ahmed (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Gomes (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord and the Tenant filed a written agreement with the LTB on June 5, 2026, to resolve the Landlord's application.

Determinations:

1. The agreement reached by the Landlord and the Tenant resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenant.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. **As a result of this order, no hearing will be held.**

Based on the parties' agreement, it is ordered that:

1. The Tenant shall pay the Landlord \$2,986.00, which includes:
 - o \$2,800.00 for arrears owing up to May 31, 2026; and
 - o \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay the amount set out in paragraph 1 according to the following schedule:
 1. \$597.20 on or before June 10, 2026.
 2. \$597.20 on or before July 1, 2026.
 3. \$597.20 on or before August 1, 2026.
 4. \$597.20 on or before September 1, 2026.
 5. \$597.20 on or before October 1, 2026.

3. The Tenant shall also pay the Landlord the full rent for the period from June 2026 up to and including October 2026, or until all arrears in paragraph 1 have been paid, whichever is sooner. The Tenant shall pay new rent owing according to the following schedule:
 1. Rent owing for the June 2026 rental period on or before June 10, 2026.
 2. Rent owing for the rental period from July 2026 through to October 2026 on or before the first (1st) day of each month.
4. CONSEQUENCES OF BREACH: If the Tenant does not make any of the payments required in paragraphs 2 or 3 in full and on time:
 - a. The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenant's breach. This will result in a hearing at the LTB.
5. Either the Landlord or the Tenant can ask the LTB to reopen the application within 30 days from the date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

June 10, 2026
Date Issued

Kelly Delaney

Member, 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.