



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035959-26

In the matter of: 68 LIVINGSTON RD
MILTON ON L9T6B6

Between: Aftab Taiyab Landlords
Sana Nazia

And

Natasha Roberts Tenants
Oneil Francis
Nareka Roberts
Nisheen Francis

Aftab Taiyab and Sana Nazia (the 'Landlords') applied for an order to terminate the tenancy and evict Natasha Roberts, Oneil Francis, Nareka Roberts and Nisheen Francis (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenants have been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date. This application was scheduled to be heard by videoconference on June 4, 2026. The Landlord, Aftab Taiyab and the Tenant, Natasha Roberts were present. Natasha Roberts represented on behalf of all Tenant. The parties reached consent and requested an order on consent confirming their agreement. I was satisfied the parties understood the terms and consequence of this order.

On consent of the parties, it is ordered that:

L2 application based on Notice N8

1. The tenancy between the Landlords and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlords the lawful rent in full and on time from July 1, 2026, to June 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords 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 Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.

5. If the Tenants do not pay the Landlords the full amount owing on or before December 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

L2 application based on Notice N5, it is ordered that:

6. The Tenants shall pay to the Landlords \$1,302.08 for outstanding utility/water bill.

7. The Tenants shall pay the amount in paragraph 6 of this order to the Landlords in accordance with the following schedule.

- a) \$534.00 on or before July 17, 2026,
- b) \$768.08 on or before August 14, 2026

8. If the Tenants do not pay the Landlords the full amount owing in accordance with paragraph 7 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

June 12, 2026
Date Issued

Maryam Cooper
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.

