



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028814-26

In the matter of: 1212, 3700 KANEFF CRES
MISSISSAUGA ON L5A4B8

Between: Tahir Kibriya Landlord

And

Raquel Fajardo Tenants
April Keys
Sasha Fajardo

Tahir Kibriya (the 'Landlord') applied for an order to terminate the tenancy and evict Raquel Fajardo, April Keys and Sasha Fajardo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 9, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord, the Landlord's Representative, Samandeep Singh, and the Tenants' Authorized Representative, Ed Fajardo, on behalf of both Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$20,886.00 for arrears of rent up to June 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
June 12, 2026	\$3,100.00
June 20, 2026	\$1,000.00

July 20, 2026	\$1,000.00
August 20, 2026	\$1,000.00
September 20, 2026	\$1,500.00
October 20, 2026	\$1,500.00
November 20, 2026	\$1,500.00
December 20, 2026	\$1,500.00
January 20, 2027	\$1,500.00
February 20, 2027	\$1,500.00
March 20, 2027	\$1,500.00
April 20, 2027	\$1,500.00
May 20, 2027	\$1,500.00
June 20, 2027	\$1,286.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 8th day of each month from July 8, 2026, to June 8, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of 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 16, 2026
Date Issued

 Ryan Gacnik
 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.