



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-040120-26

In the matter of: 1003, 1155 QUEEN ST E
BRAMPTON ON L6T0G2

Between: Pathway Housing&Support Services Inc Landlord

And

Zehra Shah Tenant

Pathway Housing&Support Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Zehra Shah (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

Mediation was held on June 11, 2026. The following parties participated in the mediation: The Landlord's representative, Daria Berezowska and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. Rent will be paid on or before the 5th day of each month from July 2026 to June 2027.

On consent of the parties, it is ordered that:

L1 Application - Non-Payment of Rent

2. The Tenant shall pay to the Landlord **\$1,551.00** for arrears of rent up to June 30, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - **\$300.00** on or before the 15th day of each month, for a period of 5 months, from July 15, 2026, up to and including November 15, 2026; and
 - A final payment of **\$51.00** on or before December 15, 2026 to satisfy the arrears.

L2 Application – Persistent Late Payment of Rent

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **July 5, 2026** to **June 5, 2027**.

Section 78

5. 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 *Residential Tenancies Act, 2006* 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**.

June 19, 2026
Date Issued

Rolland Roopchand
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.