



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-027287-26

In the matter of: 2109, 65 PAISLEY BLVD W
MISSISSAUGA ON L5B1E5

Between: Equiton Residential Income Fund LP Landlord

And

Mohammed Abbas Tenant

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Abbas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on June 9, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Shadiyah Stoute.

The Landlord's Representative, Laveena Sansal, and the Tenant were present. The Tenant did not speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties before the LTB consented to the following order:

Agreed facts:

1. The Tenant has agreed to pay the lawful rent for July 2026 on or before July 30th 2026, the lawful rent for August 2026 on or before August 27th 2026 and the lawful rent for September 2026 on or before September 24th 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,387.66 for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Due
Due on or before June 25, 2026	\$2,387.66

3. 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 Act 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 18, 2026

Date Issued

Shadiyah Stoute

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.