



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-022466-26

In the matter of: Upper Flat, 101 JOHN TABOR TRAIL
SCARBOROUGH ON M1B2P6

Between: Nazrudeen Aziz Landlord
Bernadette Aziz

And

Oral Bradshaw Tenant

Nazrudeen Aziz and Bernadette Aziz (the 'Landlord') applied for an order to terminate the tenancy and evict Oral Bradshaw (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on May 2 28, 2026. The Landlord's agent, Umang Dwivedi, and the Tenant, Oral Bradshaw attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

This amended order is issued to correct clerical errors in the original order issued on June 3, 2026.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,565.43. It is due on the 1st day of each month.
3. The Tenant has paid \$1,603.61 to the Landlord since the application was filed.
4. The rent arrears owing to May 31, 2026, are \$7,827.15.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,013.15. This amount represents \$7,827.15 for arrears of rent up to May 31, 2026 and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - ~~\$200.00~~ **\$1,335.52** on or before the first (15) day of each month starting June 15, 2026 for a period of six (6) consecutive months until November 15, 2026.
3. The Tenant shall pay to the Landlord the rent for the rent for June 1 - 30, 2026, in the amount of \$1,565.43 on or before June 8, 2026.
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 1, 2026, to November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with paragraphs 2, 3 or 4 of 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 to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 3, 2026

Date Issued

June 17, 2026

Date Amended

John Russett

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.