



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-030682-26 (L1) &
LTB-L-030803-26 (L2)

In the matter of: 248 FREURE DR
CAMBRIDGE ON N1S0C1

Between: Javed Iqbal Landlords
Raheela Shakoor

And

Ryan William Garnet Fields Tenants
Alexis Taylor Rocha

Javed Iqbal and Raheela Shakoor (the 'Landlords') applied for an order to terminate the tenancy and evict Ryan William Garnet Fields and Alexis Taylor Rocha (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 application) and because the Tenants have been persistently late in paying the Tenants' rent (L2 application).

The L1 application was scheduled to be heard by videoconference on June 15, 2026.

The L2 application was scheduled to be heard by videoconference on June 17, 2026.

On June 15, 2026, The Landlords' Legal Representative, Jayant Unny, the Landlords, and the Tenant, Ryan William Garnet Fields, on behalf of both Tenants were present, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Johnnise Fenton.

As a result of the mediation the parties reached an agreement and requested an order on consent to resolve all matters at issue in both applications.

I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The lawful rent is \$3,600.00. It is due on the 10th day of each month for the term of this agreement.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$21,786.00. This amount represents \$21,600.00 for arrears of rent up to July 9, 2026, and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
July 20, 2026	\$600.00
August 20, 2026	\$600.00
September 20, 2026	\$600.00
October 30, 2026	\$19,986.00

3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing, on or before the 10th day of each month, for the period July 10, 2026, up to and including January 10, 2027.
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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 July 9, 2026.
5. The hearing for the Landlords' L2 application (LTB-L-030803-26) scheduled for June 17, 2026, is cancelled.

June 22, 2026
Date Issued

Johnnise Fenton
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.