



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

File Number: LTB-L-027639-26

In the matter of: 1, 1466 EGLINTON AVE W
TORONTO ON M6E2G5

Between: PD MARLEE HOLDINGS INC co: Landlord
SHEMESH LEGAL

And

Razan Mohamed Tenant

PD MARLEE HOLDINGS INC co: SHEMESH LEGAL (the 'Landlord') applied for an order to terminate the tenancy and evict Razan Mohamed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on June 4, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/ Hearings Officer, Kevin Kordahi

The Landlord's Representative, Ashley Cassidy, the Landlord's Agent, Sujay Ramani and the Tenant were present.

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 upon facts:

1. The parties agree that the lawful rent beginning July 1, 2026, is \$967.89 and due on the 1st day of each month thereafter.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$4,907.03** 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 on or before June 19, 2026.

3. If the Tenant fails to make the payments in accordance with paragraph 2 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 pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 26, 2026
Date Issued

Kevin Kordahi
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.