



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

File Number: LTB-L-026800-26

In the matter of: 1502, 79 THORNCLIFFE PARK DR
EAST YORK ON M4H1L5

Between: IMH Pool XX LP - CO MetCap Living Management Inc Landlord

And

Mohamed Iqbal Mulla Tenant

IMH Pool XX LP - CO MetCap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamed Iqbal Mulla (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on June 11, 2026. The Landlord's legal representative, Christine Daniel, the Tenant and the Tenant's support, Ashya Mulla (Tenant's daughter) attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,531.67. It is due on the 1st day of each month.
2. The Tenant paid to the Landlord the application filing fee (\$186.00) on or before March 31, 2026.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$2,813.00 which represents arrears of rent for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 20, 2026	\$477.00
July 20, 2026	\$477.00
August 20, 2026	\$477.00
September 20, 2026	\$477.00
October 20, 2026	\$477.00
November 20, 2026	\$428.00

3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting July 1, 2026 to up and inclusive November 1, 2026 or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 19, 2026
Date Issued

 Floredana Ungureanu
 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.