



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

File Number: LTB-L-035872-26

In the matter of: 1114, 79 THORNCLIFFE PARK DR
EAST YORK ON M4H1L5

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

And

Noor Habib Samim Tenants
Ayesha Habibzay

IMH Pool XX LP - CO Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Noor Habib Samim and Ayesha Habibzay (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on June 17, 2026. The Landlord's representative Krizia Hernandez and the Tenant Noor Habib Samim participated in mediation. The Tenant also consulted with Tenant Duty Counsel prior to the mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,619.65 for arrears of rent up to June 30, 2026, including the application filing fee of \$186.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. Starting July 10, 2026, for a period of 3 consecutive months, the Tenants shall make monthly payments of \$665.00 to the Landlord due on or before the 10th day of every month.
 - b. The Tenants shall make one last payment of \$624.65 on or before October 10, 2026.
3. The Tenants shall pay to the Landlord the lawful rent in full for July 2026, on or before July 10, 2026.

4. The Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of August 1, 2026, to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 June 30, 2026.

June 22, 2026
Date Issued

Isabelle Bouvier
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.