



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031528-26

In the matter of: 6285 BELLEVUE ST
NIAGARA FALLS ON L2E1Y9

Between: Hosper Mortgage Administration Inc Landlord

And

Yasmeen Malik Tenant
Paige Lambert
Nikhil Bhalla
Gurdeep Narain

Hosper Mortgage Administration Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Yasmeen Malik, Paige Lambert, Nikhil Bhalla and Gurdeep Narain (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Maria Sturino and the Tenant participated in the mediation. The Tenant didn't speak with Tenant Duty Counsel. Yasmeen Malik and Nikhil Bhalla were able to consent on behalf of all Tenants.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlord is waiving the arrears of \$6,000.00 for the rental periods of January 2026 , February 2026 and March 2026.
2. The current lawful rent is \$2,000.00 and it is due on the first day of each month.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$6,186.00, which represents the arrears of rent and costs (\$186.00) outstanding 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:
 - a) \$2000.00 on or before the 15th day of each month starting July 15, 2026, through to and including August 15, 2026; and
 - b) a final payment of \$2,186.00 on or before September 15, 2026.
3. The Tenant shall also pay the Landlord the lawful rent in full and on time, on or before the first day of each corresponding month for the months of July 2026 to September 2026, or until there are no arrears owing, whichever comes first.
4. If the Tenant 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 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 25, 2026
Date Issued

Monique Browne
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.