



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030975-26

In the matter of: 1611, 5105 Hurontario Street
Mississauga ON L4Z0C9

Between: Muhammad Asif
Erum Omerson Landlords

And

Michael Quilligan
Elizabeth Marie Tenants

Muhammad Asif and Erum Omerson (the 'Landlords') applied for an order to terminate the tenancy and evict Michael Quilligan and Elizabeth Marie (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on June 15, 2026.

The Landlords' Legal Representative, Victoria Zarif, attended on behalf of the Landlords.

The Tenant, Michael Quilligan, attended on behalf of both Tenants and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$2,500.00 and is due on the 7th day of each month.
2. The total amount the Tenants owe to the Landlords is \$10,186.00 including arrears of rent (\$10,000.00) and costs (\$186.00) up to July 6, 2026.
3. The Tenants will provide postdated cheques to the Landlords for future rent payments.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlords \$10,186.00 which represents the arrears of rent (\$10,000.00) and costs (\$186.00) outstanding for the period ending July 6, 2026.

2. The Landlords' application for eviction of the Tenants is denied on the condition that:
- a. The Tenants shall make the following payments to the Landlords in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
June 16, 2026	\$7,500.00
August 7, 2026	\$2,686.00

- b. The Tenants shall also pay the Landlords the rent for the months of July 2026 and August 2026 in full, on or before the 7th day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- a. The Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
- b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

June 24, 2026
Date Issued

Angela McLaughlin
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.