



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107557-25

In the matter of: BASEMENT, 290 COXWELL AVE
TORONTO ON M4L3B6

Between: Shahid Mahmood Landlord

And

Rahel Osman Hama Hasan Tenant

Shahid Mahmood (the 'Landlord') applied for an order to terminate the tenancy and evict Rahel Osman Hama Hasan (the 'Tenant').

This application was heard by videoconference on June 15, 2026. The Landlord and the Tenant attended the hearing and consented to the following order:

It is ordered on consent that:

1. The Landlord withdrew the N13 and N7 notices of termination.
2. The Tenant shall pay to the Landlord \$1,100.00 by August 15, 2026.
3. If the Tenant fails to make the full payment required by paragraph 2, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 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 *Residential Tenancies Act, 2006* 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.

June 25, 2026
Date Issued

E. Patrick Shea
Vice Chair, 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.