



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

File Number: LTB-L-032984-26

In the matter of: 303, 16 TREMONT DR
ST CATHARINES ON L2T3A9

Between: The Effort Trust Company Landlord

And

Mohammed Masih Mohiuddin Tenants
Nida Fatima

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Masih Mohiuddin and Nida Fatima (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard on June 23, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's representative, Abdulrahman Asiri, and the Tenant, Mohammed Masih Mohiuddin, were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1,674.72. This amount represents \$1,428.72 for arrears of rent up to June 30, 2026, \$60.00 for NSF charges and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 on or before July 15, 2026

3. The Tenants shall also pay to the Landlord the monthly rent that will come due for July 2026, in the amount of \$1,654.72, on or before July 1, 2026.
4. If the Tenants fail 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 become owing after June 30, 2026.

June 30, 2026
Date Issued

Nancy Fahlgren
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.