



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028825-26

In the matter of: 47, 650 HAMILTON CRES
CORNWALL ON K6H 7L4

Between: Housing Services, City of Cornwall Landlord

And

Rabeya Akhtar Tenants
Abdul Alim

Housing Services, City of Cornwall (the 'Landlord') applied for an order to terminate the tenancy and evict Rabeya Akhtar and Abdul Alim (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on June 24, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants both attended and were represented by Valerie Eaton. Agent of the Landlord, Chantal Blanchard, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The current lawful monthly rent is \$1 225.00.
- b. The outstanding rent arrears owing to June 30, 2026 are \$59 559.00.
- c. The Landlord waives the claim for an order for payment of arrears in excess of \$50 000 in order to proceed before the LTB, pursuant to s.207(3) of the RTA. The Landlord was advised of the limitation and agreed to waive any amount that exceeds the Board's monetary jurisdiction. The Landlord was also advised of Section 207(3) of the Act which states that if the party proceeds to obtain a Board Order at the maximum amount, that party extinguishes the right in excess of the Board's monetary jurisdiction. The Landlord acknowledged this and agreed that the amount owing is limited to \$50 000.00, plus costs. Further, the Landlord also understands that if additional arrears are accumulated, that the monetary jurisdiction of the Board remains at \$50 000.00.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$50 186.00, representing the rent arrears up to and including June 30, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing July 1, 2026, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full.
 - b. Commencing July 15, 2026, the Tenants shall pay \$100.00 on or before the fifteenth (15th) day of each and every month up to and including December 15, 2026;
 - c. Commencing January 15, 2027, the Tenants shall pay \$701.00 on or before the fifteenth (15th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before November 15, 2032 and will be in the amount of \$516.00.
3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board 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 30, 2026
Date Issued

Susan Parsons

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.