



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024791-26

In the matter of: 5, 183 ALFRED ST
PEMBROKE ON K8A3A2

Between: Anbara Estate Management Landlord

And

Daniel Biskup Tenant

Anbara Estate Management (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Biskup (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 22, 2026, by video conference, at which time the parties engaged in private settlement discussions.

The Landlord's agent, Eman Karkouti, and the Tenant, reached an agreement and requested an order on consent. I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The current rent is \$1,450.00. It is due on the first day of each month.
2. The parties agree to amend the application to include rent owing for February 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,586.00. This amount represents \$5,400.00 for arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
July 10, 2026	\$429.69
July 24, 2026	\$429.69
August 7, 2026	\$429.69

August 21, 2026	\$429.69
September 4, 2026	\$429.69
September 18, 2026	\$429.69
October 2, 2026	\$429.69
October 16, 2026	\$429.69
October 30, 2026	\$429.69
November 13, 2026	\$429.69
November 27, 2026	\$429.69
December 11, 2026	\$429.69
December 23, 2026	\$429.72

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, on or before the 1st day of each month, for the period July 1, 2026, to December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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 *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 after June 30, 2026.

June 29, 2026
Date Issued

Johnnise Fenton
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.