



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

**Citation:** GD FOURGOOD PROPERTY INC. v Faiza Hajji, 2023 ONLTB 36267

**Date:** 2023-05-17

**File Number:** LTB-L-060690-22

**In the matter of:** 3, 32 RALGREEN CRES  
KITCHENER ON N2M1T9

**Between:** GD FOURGOOD PROPERTY INC. Landlord

**And**

Amer Hajji, Faduma Maddube, Faiza Hajji and Omar Hajji Tenant

GD FOURGOOD PROPERTY INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Amer Hajji, Faduma Maddube, Faiza Hajji and Omar Hajji (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 25, 2023.

The Landlord's representative Eric Schroeder and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$3,347.20 for arrears of rent up to April 30, 2023, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:  
  
\$1,673.60 on or before May 30, 2023,  
  
\$1,673.60 on or before June 30, 2023,
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 01, 2023, to June 30, 2023, 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

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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 Act 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 May 01, 2023.

**May 17, 2023**

**Date Issued**

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Percy Laryea

Member, 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.

