



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

Citation: Jalali v Niyimbona, 2024 ONLTB 54871

Date: 2024-07-22

File Number: LTB-L-024291-24

In the matter of: 1090 Georgetown Pvt.
Ottawa, ON K1K2W7

Between: Mustafa Jalali Landlord
Shehnaaz Merali

And

Claudia Niyimbona Tenant
Abubakarr Manoh Sesay

Mustafa Jalali and Shehnaaz Merali (collectively the 'Landlord') applied for an order to terminate the tenancy and evict Claudia Niyimbona and Abubakarr Manoh Sesay (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on July 17, 2024.

The Landlord's representative, Peter Balatidis, the Landlord and Tenant Claudia Niyimbona (on her own behalf), attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$11,204.75 for arrears of rent up to July 31, 2024, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment #	Payment Date (on or before)	Payment Amount	Balance
1	August 20, 2024	\$1,000.00	\$10,204.75
2	September 20, 2024	\$1,000.00	\$9,204.75

Payment #	Payment Date (on or before)	Payment Amount	Balance
3	October 20, 2024	\$1,000.00	\$8,204.75
4	November 20, 2024	\$1,000.00	\$7,204.75
5	December 20, 2024	\$1,000.00	\$6,204.75
6	January 20, 2025	\$1,000.00	\$5,204.75
7	February 20, 2025	\$1,000.00	\$4,204.75
8	March 20, 2025	\$1,000.00	\$3,204.75
9	April 20, 2025	\$1,000.00	\$2,204.75
10	May 20, 2025	\$1,000.00	\$1,204.75
11	June 20, 2025	\$1,000.00	\$204.75
12	July 20, 2025	\$204.75	\$0.00

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 from August 1, 2024, to July 1, 2025, 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 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 July 31, 2024.

July 22, 2024
Date Issued



Ken Audziss
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.