



Order under Section 206 Residential Tenancies Act, 2006

File Number: LTB-L-075212-24

In the matter of: 95 WESTMEADOW DR
KITCHENER ON N2N3N1

Between: Azim Haider
Sumbul Naqvi

Landlords

And

Scott Armstrong
Rochelle Pelley

Tenants

I hereby certify this is a
true copy of an Order dated

Nov 26, 2024

Landlord and Tenant Board

Azim Haider and Sumbul Naqvi (the 'Landlords') applied for an order to terminate the tenancy and evict Scott Armstrong and Rochelle Pelley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlords and the Tenants filed a written agreement with the LTB on November 21, 2024, to resolve the Landlords' application.

Determinations:

1. The agreement reached by the Landlords and the Tenants resolves the Landlords' application.
2. The agreement has been signed by the Landlords and the Tenants.
3. The agreement was filed with the LTB before the hearing for the Landlords' application.
4. **As a result of this order, no hearing will be held.**

Based on the parties' agreement, it is ordered that:

1. The Tenants shall pay the Landlords \$9,629.50, which includes:
 - o \$9,443.50 for arrears owing up to November 30, 2024; and,
 - o \$186.00 for the fee paid by the Landlords for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:

Date Payment Due	Amount of Payment
On or before November 20, 2024, to December 20, 2024	\$401.23 each month

On or before January 20, 2025, to December 20, 2025	\$401.23 each month
On or before January 20, 2026, to September 20, 2026	\$401.23 each month
On or before October 20, 2026	\$401.21

3. The Tenants shall also pay the Landlords the full rent on or before the first day of each month for the period from November 2024 up to and including October 2026 or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenants do not make any of the payments required in paragraphs 2 or 3 in full and on time:
 - a. The Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlords must make the application within 30 days of a breach of condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.

OR

- b. The Landlords may ask the LTB to reopen the application no later than 30 days after the Tenants' breach. This will result in a hearing at the LTB.
5. Either the Landlords or the Tenants can ask the LTB to reopen the application within 30 days of date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

November 26, 2024
Date Issued



 James McMaster
 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.