



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-096653-25

In the matter of: 3436 OLD ORCHARD PARK DR
MISSISSAUGA ON L5B4C9

Between: Muhammad Fawad Siddique Tenant

And

Tribeca Capital Corp c/o MFS Property Services Inc. Landlord/Mortgagee-in-Possession

And

Lochan Lall Landlords
Omah Lall

Muhammad Fawad Siddique (the 'Tenant') applied for an order determining that Tribeca Capital Corp c/o MFS Property Services Inc. (the 'Landlord/Mortgagee-in-possession'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This application was heard by videoconference on January 6, 2026.

The Legal Representative Aaron Boghossian for Tribeca Capital Corporation, a mortgagee-in-possession, and the mortgagee-in-possession Agent Rajan Kaushal attended the hearing.

The Landlords Lochan Lall and Omah Lall attended the hearing.

The Tenant attended the hearing. The Tenant spoke with Duty Counsel prior to the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord/mortgagee-in-possession was added as a party to the proceeding.

2. Tribeca Capital Corporation shall pay to the Tenant \$2,000.00 within 30 days of the hearing date by sending a cheque to the Tenant's new address by mail.
3. The parties agree that this resolves all of the issues in this application.
4. The interim order, a "preservation order" LTB-T-096653-25-IN issued on November 21, 2025 is cancelled.

January 13, 2026

Date Issued

Robert Patchett

Vice Chair, 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.