



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084732-25

In the matter of: 203, 4 GOLDFINCH CRT
NORTH YORK ON M2R2C3

Between: Elm Place Inc. – 4 Goldfinch Court Landlord

And

MUHAMMAD HAEEB TARIQ AWAN Tenant

Elm Place Inc. – 4 Goldfinch Court (the 'Landlord') applied for an order to terminate the tenancy and evict MUHAMMAD HAEEB TARIQ AWAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 6, 2026. The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Before the start of the hearing the Landlord's Representative, Sylwia McArthur, and the Tenant, Muhammad Haeeb Tariq Awan, advised that the parties had reached an agreement.

I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,523.67. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$50.09. This amount is calculated as follows: $\$1,523.67 \times 12$, divided by 365 days.
4. The Tenant has made a payment of \$7,804.35 since the application was filed, that has yet to be reflected on the Landlord's ledger.
5. The rent arrears owing to January 31, 2026, are \$7,618.35.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,410.96 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

8. Interest on the rent deposit, in the amount of \$35.76 is owing to the Tenant for the period from January 1, 2025, to January 6, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$7,804.35 if the payment is made on or before January 23, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after January 23, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before January 23, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,134.50. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$50.09 per day for the use of the unit starting January 7, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before January 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 24, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 23, 2026, then starting January 24, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 24, 2026.

January 12, 2026
Date Issued

Sumathi Dhanapal
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 24, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 23, 2026

Rent Owing To January 31, 2026	\$7,618.35
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$7,804.35

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$6,395.22
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,410.96
Less the amount of the interest on the last month's rent deposit	- \$35.76
Total amount owing to the Landlord	\$5,134.50
Plus daily compensation owing for each day of occupation starting January 7, 2026	\$50.09 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	