



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

File Number: LTB-L-082878-25

In the matter of: 705, 1301 DUNDAS STREET WEST
MISSISSAUGA ON L5C1C9

Between: KIPLING RESIDENTIAL MANAGEMENT 1 Landlord

And

AYSHA UMER Tenants
MUHAMMAD UMER
AJAZ-UL HAQ

KIPLING RESIDENTIAL MANAGEMENT 1 (the 'Landlord') applied for an order to terminate the tenancy and evict AYSHA UMER, MUHAMMAD UMER and AJAZ-UL HAQ (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on December 16, 2025. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Sean D. Beard, and the Tenant, Muhammad Umer (representing ALL Tenants), participated in the mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,762.77. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$57.95. This amount is calculated as follows: \$1,762.77 x 12, divided by 365 days.
4. The Tenants have paid \$1,370.00 to the Landlord since the application was filed.
5. The rent arrears owing to December 31, 2025, are \$4,281.08.
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 \$1,575.53 from the Tenants 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 \$37.77 is owing to the Tenants for the period from January 1, 2025, to December 16, 2025.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$4,467.08 if the payment is made on or before December 31, 2025. See Schedule 1 for the calculation of the amount owing.

OR

- \$6,229.85 if the payment is made on or before January 15, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants has paid the full amount owing as ordered plus any additional rent that became due after January 15, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before January 15, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$2,018.21. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$57.95 per day for the use of the unit starting December 17, 2025, until the date the Tenants moves out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before January 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 16, 2026, at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before January 15, 2026, then starting January 16, 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 16, 2026.

January 8, 2026
Date Issued

Rachael Kukoyi
Hearings Officer, Landlord and Tenants 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 16, 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
SUMMARY OF CALCULATIONS**

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before December 31, 2025

Rent Owing to December 31, 2025	\$5,651.08
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,370.00
Total the Tenants must pay to continue the tenancy	\$4,467.08

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before January 15, 2026

Rent Owing to January 31, 2026	\$7,413.85
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,370.00
Total the Tenants must pay to continue the tenancy	\$6,229.85

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$4,815.51
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,370.00
Less the amount of the last month's rent deposit	- \$1,575.53
Less the amount of the interest on the last month's rent deposit	- \$37.77
Total amount owing to the Landlord	\$2,018.21
Plus daily compensation owing for each day of occupation starting December 17, 2025	\$57.95 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	