



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100377-25

In the matter of: G21, 2231 EGLINTON AVE E
SCARBOROUGH ON M1K2M8

Between: 736923 Ontario Ltd. Landlord

And

Semir Jemil Tenant

736923 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Semir Jemil (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 20, 2026.

The Landlord's legal representatives Andrew Hyland and Lily McMillan, the Landlord's property manager Tamoghna Mishra, and the Tenant attended the hearing. The parties arrived at the consent order below. The Tenant left the hearing room before the consent was presented. The Landlord's legal representatives presented the parties' consent on behalf of the Tenant.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay his monthly rent to the Landlord in full and on time as it comes due on or before the 1st day of each and every month, starting February 1, 2026 until and including January 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 9, 2026 at 4.00% annually on the balance outstanding.

January 28, 2026
Date Issued

Jana Rozehnal
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.