



**Order under Section 89
Residential Tenancies Act, 2006**

File Number: LTB-L-084540-24

In the matter of: 205, 85 Queens Wharf Rd
Toronto ON M5V0J9

Between: Paula Manrique Landlord

And

Murtaza Dabhiya Former Tenants
Hussain Dabhiya

Paula Manrique (the 'Landlord') applied for an order requiring Murtaza Dabhiya and Hussain Dabhiya (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was heard by videoconference on January 21, 2026.

The Landlord, the Landlord's agent, C. Dandurand, and the Tenants attended the hearing.

The parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Former Tenants shall pay to the Landlord \$750.00 on or before January 21, 2026 (end of day) by electronic transfer.
2. If the Former Tenants do not pay the Landlord the full amount owing on or before January 21, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from January 22, 2026 at 4.00% annually on the balance outstanding.
3. This order resolves all issues raised on the Landlord's L10 application.

January 30, 2026
Date Issued

Mayra Sawicki
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.