



Order under Section 31 Residential Tenancies Act, 2006

Citation: RAHAL v 1888508 ONTARIO LTD, 2026 ONLTB 8811

Date: 2026-01-26

File Number: LTB-T-059091-25

In the matter of: 402, Master Bedroom, 210 SIMCOE ST
TORONTO ON M5T0A9

Between: ABDULLAH AHMAD RAHAL Tenant

And

Grace Lee Landlord
Ed Bulmer Former Landlord

ABDULLAH AHMAD RAHAL (the 'Tenant') applied for an order determining that 1888508 ONTARIO LTD and Grace Lee (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

The parties have agreed that Grace Lee is the properly named Landlord for this tenancy going forward (see below). Ed Bulmer is "Former Landlord" for the purpose of this order, in compliance with the determination in the previous two interim orders.

This application was heard by videoconference on January 22, 2026.

The Landlord, the Landlord's legal representative, J. Situ, the Tenant, and the Tenant's legal representative, S. Harvey, attended the hearing. In LTB-T-059091-25-IN issued on November 10, 2025, upheld by LTB-T-059091-25-IN-RV, issued on December 18, 2025, there was a determination that E. Bulmer is the Landlord. Therefore, E. Bulmer also attended the hearing with his legal representative, E. Farrugia.

Agreed Facts:

1. The properly named Landlord for this tenancy, going forward, is Grace Lee. The application is accordingly amended to name the correct Landlord. Ed Bulmer is referred to as the "Former Landlord".

2. The correct rental unit address is Master Bedroom, Unit 402, 210 Simcoe St, Toronto. The application is accordingly amended to list the correct rental unit.
3. The monthly rent is \$1,350.00 per month, due on the first day of each month. Parking is not included in the monthly rent.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered that:

1. The Former Landlord, Ed Bulmer, shall pay the Tenant \$20,000.00 by payment to the Tenant's paralegal In Trust, on or before March 2, 2026.
2. If the Former Landlord, Ed Bulmer, fails to pay \$20,000.00 to the Tenant by March 2, 2026, he shall owe interest on the remaining balance. This will be simple interest, calculated from March 3, 2026, at 4.00% annually on the balance outstanding.
3. The Landlord waives payment by the Tenant of the monthly rent until March 31, 2026.
4. Commencing April 1, 2026, the monthly rent is \$1,350.00 due on the first day of each month. This amount does not include a parking space.
5. This order is in full and final settlement of all issues between the parties with respect to this application.
6. The terms agreed to in this order do not constitute an admission of liability in any other legal proceeding.

January 26, 2026
Date Issued

Nancy Morris
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.