



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

File Number: LTB-L-089400-25

In the matter of: 30, 77 MANITOU CRES W
AMHERSTVIEW ON K7N1C2

Between: Kenlar Investments Inc. Landlord
Kenlar Investments Inc.

And

Ahmed Boukraa Tenant

Kenlar Investments Inc. and Kenlar Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmed Boukraa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

The Landlord's representative, James Moak, and the Tenant were present. The parties reached consent prior to the mediation. I am satisfied the parties understood the terms of this order.

It is agreed that:

1. The Tenant vacated the rental unit on November 30, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
2. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The parties agreed the total rent arrears and costs owing to November 30, 2025, are \$2,144.19, and requested order on consent.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 30, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,144.19. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 11, 2026, at 4.00% annually on the balance outstanding.

January 30, 2026
Date Issued

Maryam Cooper
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$2,017.95
Application Filing Fee	\$186.00
NSF Charges	\$60.00
Less the amount of the last month's rent deposit	- \$2,019.24
Total amount owing to the Landlord	\$244.71