



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

File Number: LTB-L-098399-25

In the matter of: 1st Floor (Main Floor), 16 SYMINGTON AVE
TORONTO ON M6P3W1

Between: Zeeshan Ashraf Landlord

And

Khaled elrimawi Tenant

Zeeshan Ashraf (the 'Landlord') applied for an order to terminate the tenancy and evict Khaled elrimawi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 2, 2026.

The Landlord and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the L1 application and requested an order on consent. I am satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties consented to the following order.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,845.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$60.66. This amount is calculated as follows: \$1,845.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2026 are \$11,070.00.
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 \$1,800.00 from the Tenant 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 \$51.52 is owing to the Tenant for the period from December 2, 2024 to February 2, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026.
2. The Tenant shall also pay the Landlord compensation of \$60.66 per day for the use of the unit starting February 3, 2026 until the date the Tenant moves out of the unit.
3. The Tenant shall pay to the Landlord **\$9,404.48**. This amount includes rent arrears owing up to February 28, 2026 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are also deducted from the amount owing by the Tenant.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 March 1, 2026.

February 6, 2026
Date Issued

Fotoula Hatzantonis
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 1, 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 1
SUMMARY OF CALCULATIONS

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

Rent Owing To February 28, 2026	\$11,070.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,800.00
Less the amount of the interest on the last month's rent deposit	- \$51.52
Total amount owing to the Landlord	\$9,404.48
Plus daily compensation owing for each day of occupation starting March 1, 2026	\$60.66 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	