



February 12, 2026

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

File Number: LTB-L-096035-25

In the matter of: 211, 25 DUNCANWOODS DR
NORTH YORK ON M9L2C5

Between: 25 Duncanwoods Drive Apts Landlord

And

Ghulam Butt Tenants
Asma Bushra
Uzma Musarat

25 Duncanwoods Drive Apts (the 'Landlord') applied for an order to terminate the tenancy and evict Ghulam Butt, Asma Bushra and Uzma Musarat (the 'Tenant's') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 5, 2026.

The Landlords Legal Representative Carli De Vos and the Tenant Ghulam Bhutt attended on behalf of the other tenants

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The lawful rent is \$2,397.35. It is due on the first day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$78.82. This amount is calculated as follows: \$2,397.35 x 12, divided by 365 days.
3. The Tenants have paid \$9,589.40 to the Landlord since 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 Landlord collected a rent deposit of \$2,397.36 from the Tenants 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.
6. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
7. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - a. \$2,538.05 if the payment is made on or before February 20, 2026. See Schedule 1 for the calculation of the amount owing.
8. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after February 20, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
9. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 20, 2026.**
10. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$1,862.56.
11. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$78.82 per day for compensation for the use of the unit starting February 6, 2026, until the date the Tenant moves out of the unit.
12. If the unit is not vacated on or before February 20, 2026, then starting February 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
13. 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 February 21, 2026.

February 12, 2026
Date Issued

Jennifer Buckminster
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 21, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 20, 2026

Rent Owing to February 28, 2026	\$11,941.45
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$9,589.40
Total the Tenants must pay to continue the tenancy	\$2,538.05

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$9,938.20
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$9,589.40
Less the amount of the last month's rent deposit	- \$2,397.36
Total amount owing to the Landlord	\$(1,862.56)
Plus, daily compensation owing for each day of occupation starting February 6, 2026	\$78.82 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	