



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

File Number: LTB-L-084101-25

In the matter of: 2216, 1 MASSEY SQ
EAST YORK ON M4C5L4

Between: Abdul Rauf Mughal Landlord

And

Saqib Mirza Tenant
Aysha Zain Saqib

Abdul Rauf Mughal (the 'Landlord') applied for an order to terminate the tenancy and evict Saqib Mirza and Aysha Zain Saqib (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 10, 2026.

The Landlord and the Tenant Saqib Mirza attended the hearing.

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant.

Determinations:

1. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord has not compensated the Tenant an amount equal to one month's rent and the termination date has passed. As a result, the Landlord's application must be dismissed.

4. At the hearing the Landlord confirmed that he had not paid the Tenant one month's compensation By October 31, 2025 (the Termination date). The Landlord testified that he did not pay the Tenant one month's compensation because the Tenant owed him \$800.00 in unpaid rent, and he had incurred additional costs (Approximately \$800.00) to replace the locking mechanism in the rental unit.
5. As the Landlord has not paid the Tenant compensation by the termination date the Landlord has not complied with Section 48.1 of the *Residential Tenancies Act*, 2006 which states:

48.1 A landlord shall compensate a tenant in an amount equal to one month's rent or offer the tenant another rental unit acceptable to the tenant if the landlord gives the tenant a notice of termination of the tenancy under section 48

6. As the Landlord has failed to pay the Tenant compensation, I am satisfied that the Landlord's Application should be dismissed. I note that the Landlord did not take the position that they paid compensation by waiving rent. However, even if the Landlord had taken this position, the arrears and costs alleged by the Landlord do not appear to constitute one months rent which is \$2250.
7. Therefore, as the Landlord has failed to compensate the Tenant their Application shall be dismissed.

It is ordered that:

1. The Landlord's Application is dismissed.

February 23, 2026
Date Issued

Reid Jackson
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.