



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

File Number: LTB-L-103132-25

In the matter of: UNIT 611, 3700 HIGHWAY 7
WOODBIDGE ON L4L0G8

Between: TOSKO BOTINOVA Landlord
NATASA BOTINOVA

And

SHABIR KAMAL Tenant

TOSKO BOTINOVA and NATASA BOTINOVA (the 'Landlord') applied for an order to terminate the tenancy and evict SHABIR KAMAL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 17, 2026.

The Landlords representative Ms. Grewal and the Tenant attended the hearing.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025 the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$8,792.68. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
3. The Tenant will pay \$8,792.68 as follows:
 - (a) \$2,000.00 payment on or before February 28, 2026;
 - (b) Commencing on March 31, 2026, and on or before the last day of each consecutive month thereafter, for a period of 7 consecutive months, the Tenant will pay \$1,000.00 per month representing arrears, on or before the last day of each month.,
4. If the Tenant does not pay the Landlord the full amount owing as shown in paragraphs 1, 2, and or 3, in the event of any default,, the Tenant will start to owe interest. This will be simple interest calculated from the day after default at 4% per annum.

February 19, 2026

Date Issued

Suzy Franklyn

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.

