



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-101018-25-SA

In the matter of: 804, 1315 BOUGH BEECHES BLVD
MISSISSAUGA ON L4W4A1

Between: 1315 Bough Beeches Boulevard Limited Landlord

And

Chaudry Aqil Ghafoor Tenant
Moujdar Khan Mohammed

1315 Bough Beeches Boulevard Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Chaudry Aqil Ghafoor and Moujdar Khan Mohammed (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 11, 2025 with respect to application LTB-L-024679-24-RV.

The Landlord's application was resolved by order LTB-L-101018-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-101018-25.

This motion was heard by videoconference on January 19, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Eric Steiman.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-101018-25, issued on December 8, 2025, is granted.
2. Order LTB-L-101018-25, issued on December 8, 2025, is set aside and cannot be enforced.
3. The arrears and costs owing to January 31, 2026 total \$16,476.35.

4. Unless the Tenant voids the order the tenancy between the Landlord and the Tenant is terminated for non-payment of rent. The Tenant must move out of the rental unit on or before March 5, 2026.
5. The Tenant shall pay to the Landlord \$13,960.25 (**less any payments already made to the Landlord**)*. This amount represents the rent owing up to the hearing date, less the rent deposit (\$1,773.50) and interest (\$42.88) the Landlord owes on the rent deposit.
6. The Tenant shall also pay to the Landlord \$58.31 per day for compensation for the use of the unit starting January 20, 2026 to the date the Tenant moves out of the unit.
7. The Tenant shall also pay to the Landlords \$186.00 for the cost of filing the application.
8. If the Tenant does not pay the Landlord the full amount owing* on or before March 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 6, 2026 at 3.00% annually on the balance outstanding.
9. If the unit is not vacated on or before March 5, 2026, then starting March 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 6, 2026.
11. If the Tenant wishes to void this part of the order and continue the tenancy, the Tenant must pay to the Landlords or to the Board in trust:
 - i) \$16,476.35 (less any payments already made to the Landlord) if the payment is made on or before January 31, 2026; or
 - ii) \$18,249.85 (less any payments already made to the Landlord) if the payment is made on or before February 28, 2026; or
 - iii) \$20,023.35 (less any payments already made to the Landlord) if the payment is made on or before March 5, 2026.

If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. The Tenant may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after March 6, 2026 but before the Sheriff gives vacant possession to the Landlords. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlords.

March 12, 2026
Date Issued

Sonia Anwar-Ali
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 6, 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.