



## **Order under Section 87 Residential Tenancies Act, 2006**

**File Number:** LTB-L-062175-25

**In the matter of:** 51 DAWSON CRES  
BRAMPTON ON L6V3M5

**Between:** Janusz Bulzacki Landlord

**And**

Moustafa Farag Former Tenant

Janusz Bulzacki (the 'Landlord') applied for an order requiring Moustafa Farag (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes

This application was heard by videoconference on February 19, 2026.

The Landlord and the Tenant attended the hearing. At the hearing the parties consented to the following order:

**It is ordered that:**

1. The total amount the Former Tenant owes the Landlord is \$14,346.00\*. See Schedule 1 for the calculation of the amount owing.
2. The Former Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| <b>Date Payment Due</b>                                                                       | <b>Payment Amount</b> |
|-----------------------------------------------------------------------------------------------|-----------------------|
| March 20, 2026                                                                                | \$400.00              |
| April 20, 2026                                                                                | \$400.00              |
| May 20, 2026                                                                                  | \$400.00              |
| The 20 <sup>th</sup> day of each month beginning June 20, 2026, and ending September 20, 2027 | \$800.00              |
| October 20, 2027                                                                              | \$346.00              |

3. If the Former Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Former Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Former Tenant will also start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

**March 11, 2026**

**Date Issued**

\_\_\_\_\_  
Bryan Delorenzi

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.

\* Refer to the attached Summary of Calculations.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**Amount the Former Tenant must pay the Landlord:**

|                                                  |              |
|--------------------------------------------------|--------------|
| Rent and Compensation Owing To                   | \$16,460.00  |
| Application Filing Fee                           | \$186.00     |
| Less the amount of the last month's rent deposit | - \$2,300.00 |
| Total amount owing to the Landlord               | \$14,346.00  |