

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

File Number: LTB-L-101999-25

In the matter of: 101, 59 CONCESSION STREET
CAMBRIDGE ON N1R5Z6

Between: STARLIGHT CANADIAN RESIDENTIAL
GROWTH FUND III

Landlord

And

BLERIM GANI

Tenant

STARLIGHT CANADIAN RESIDENTIAL GROWTH FUND III (the 'Landlord') applied for an order to terminate the tenancy and evict BLERIM GANI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 11, 2026. Instead, the Landlord's Legal Representative, Sean Beard, and the Tenant engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The tenancy is terminated as of February 28, 2026.
2. The lawful rent is \$2,141.22. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$70.40. This amount is calculated as follows: \$2,141.22 x 12, divided by 365 days.
4. The rent arrears owing to February 28, 2026 are \$6,230.66.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,049.00 from the Tenant 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.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$70.40 per day for the use of the unit starting February 12, 2026 until the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlord \$6,416.66 for arrears of rent up to February 28, 2026 and the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
7. This order on consent is in full and final settlement of this application.

March 13, 2026

Date Issued

Shadiyah Stoute

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 September 1, 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.