



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

File Number: LTB-L-104419-25

In the matter of: 504B, 75 ANN ST
LONDON ON N6A1R1

Between: Centurion Property Associates Landlord

And

Raahim Ahmed Tenant

Centurion Property Associates (the 'Landlord') applied for an order to terminate the tenancy and evict Raahim Ahmed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on March 10, 2026.

The Landlord Representative Daniel Abraham and the Tenant Raahim Ahmed attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on February 28, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
3. The lawful rent is \$835.00. It was due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to are \$1,670.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$835.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

8. Interest on the rent deposit, in the amount of \$8.65 is owing to the Tenant for the period from September 2, 2025, to February 28, 2026.
9. The Landlord also collected a refundable key deposit of \$50.00 from the Tenant.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$962.35. 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 refundable key deposit, the rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay the Landlord the full amount owing on or before March 31, 2026.

March 20, 2026
Date Issued

Sarah Harriman
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$1,670.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$835.00
Less the amount of the interest on the last month's rent deposit	- \$8.65
Less the amount of the refundable key deposit	-\$50.00
Total amount owing to the Landlord	\$962.35