



Order under Section 69 and 77 Residential Tenancies Act, 2006

File Number: LTB-L-108428-25

In the matter of: BASEMENT 2, BACKSIDE, 3601 DUNRANKIN
DR
MISSISSAUGA ON L4T1V8

Between: Jinah Rahman Landlord

And

Marvin Junior Tulloch Tenant

Jinah Rahman (the 'Landlord') applied for an order to terminate the tenancy and evict Marvin Junior Tulloch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on March 17, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Jinah Rahman, the Landlord's support person Jay Mehta, the landlord legal representative Ramadevi Gavisetty and the Tenant Marvin Junior Tulloch, participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to March 31, 2026, including the application filing fee are \$7,001.00.
2. The parties agree to a final, non-voidable eviction order with an eviction date of March 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy.
3. The Landlord collected a rent deposit of \$1,300.00 on February 1, 2022, from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$128.17 is owing to the Tenant for the period from February 1, 2022, to March 17, 2026.
4. The rent deposit and all accrued interest will be applied to the arrears of rent leaving a balance owing of \$5,572.83 (\$7,001.00 - \$1,300.00 - \$128.17)
5. The current monthly rent is \$1,500.00 and is payable on the 1st day of the month.
6. Any payments to be made by the Tenant to the Landlord can be made by e-transfer to: rahimarahman79@gmail.com
7. The Tenant's email address is: marvintulloch8@gmail.com

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. The Tenant shall also pay the Landlord compensation of \$49.31 per day for the use of the unit starting April 1, 2026 to the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 April 1, 2026.
5. The Tenant shall pay to the Landlord **\$5,572.83** for arrears of rent up to March 31, 2026 less the rent deposit including all accrued interest and costs.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting on May 10, 2026, and continuing on the 10th of each month thereafter for a total of fifteen (15) months, the Tenant will make equal monthly payments each in the amount of \$350.00
 - b) The Tenant will then make one final payment in the amount of \$322.00 on August 10, 2027.
7. If the Tenant fails to make any one of the payments in accordance with paragraph 7 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 6 shall become immediately due and payable, and the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

March 26, 2026
Date Issued

Diego Fernandez-Stoll
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.