



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103583-25

In the matter of: 3277 SPRINGRUN WAY
MISSISSAUGA ON L5M6T1

Between: Steve Dery Landlord

And

Aqeel Jafri Tenants
Rabia Junaid

Steve Dery (the 'Landlord') applied for an order to terminate the tenancy and evict Aqeel Jafri and Rabia Junaid (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Steve Dery (the 'Landlord') applied for an order requiring Aqeel Jafri and Rabia Junaid (the 'Tenants') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on March 10, 2026. The Landlord's legal representative, Brenda Guardado, The Landlord, The Tenants and the Tenant's legal representative, Naseer Ahmed were present.

I am satisfied the parties understood the terms and consequences of this order.

Agreed facts

- a) The parties reached consent prior to the mediation.
- b) The parties reached consent on non-voidable order with termination date April 5, 2026.
- c) There is no last month's rent deposit.
- d) The rent is due on the 15th day of each month.
- e) The lawful rent is \$1,600.00, and the daily rent is \$52.60.
- f) The Tenant agreed to pay to the landlord \$1,157.26 the lawful rent from March 15, 2026, to April 5, 2026.
- g) The parties understood that this is not a L1 application, and above-mentioned agreement can only be mentioned in the agreed fact.

- h) The Landlord agreed to not ask for resolution on Notice N5, since the Tenant is terminating the Tenancy on April 5, 2026.
- i) The parties asked LTB to mention in this agreed fact, that this order is not a full and final settlement of all issues arising from this tenancy.
- j) The Landlord will inspect the rental unit on April 3, 2026, between 12:00PM to 3:00PM.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on April 5, 2026.
2. This is a non-voidable order.
3. The Tenants must move out on or before April 5, 2026.
4. If the unit is not vacated on or before April 5, 2026, then starting April 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 6, 2026.
6. There is no last month's rent deposit.
7. The Tenants shall also pay the Landlord compensation of \$52.60 per day for the use of the unit starting April 6, 2026, until the date the Tenants move out of the unit.

March 24, 2026
Date Issued

Maryam Cooper
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.

