



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-083047-25

In the matter of: 514, 672 Kennedy Road
Scarborough Ontario M1K 2B6

Between: Merkur Properties Landlord

And

Mohammed Malik Tenant

And

Rozina Khanom Unauthorized Occupant

Merkur Properties (the 'Landlord') applied for an order to terminate the tenancy of Mohammed Malik (the 'Tenant') and evict Rozina Khanom (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on March 24, 2026.

The Landlord's Representative, Laura Groshok, the Unauthorized Occupant, Rozina Khanom and the Occupant's Support, Nawra Khanom attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

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

Agreed Facts:

1. The parties agreed, the Unauthorized Occupant, Rozina Khanom will continue the tenancy with the same terms of the original lease of Mohammed Malik. This agreement is effective as of August 1, 2025.
2. The lawful monthly rent at the time of the hearing is \$1,531.32.
3. The Tenant, Mohammed Malik provided evidence in the portal and to the Landlord of the tenancy continuing with Rozina Khanom.

On consent it is ordered that:

1. The assignment of the tenancy to Rozina Khanom is authorized effective August 1, 2025.

March 26, 2026
Date Issued

Tanya Speedie
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.