



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-009051-23
LTB-L-070774-23

In the matter of: Lower, 507 Monteith Avenue
Oshawa ON L1J1E1

Between: Kevin Rumak Tenant
Emma Gregory

And

Zarpana Popal Landlord
Mohammad Masud Alam

Kevin Rumak and Emma Gregory (the 'Tenant') applied for an order determining that Zarpana Popal (the 'Landlord') collected or retained money illegally (**LTB-T-009051-23**)

Zarpana Popal and Mohammad Masud Alam (the 'Landlord') applied for an order requiring Kevin Rumak and Emma Gregory (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes; an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest; and, an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex (**LTB-L-070774-23**)

This application was heard by videoconference on March 25, 2026.

The Landlord's representative Kevin Lasko and the Tenant's representative Carrie Aylwin attended the hearing.

The parties before the LTB acknowledged certain agreed upon terms and consented to the following order:

It is agreed and acknowledged as follows:

1. As of the date of this order, all issues in respect of the tenancy have been resolved and the parties release one another.

It is ordered that:

1. The Landlord's application LTB-L-070774-23 is withdrawn.
2. The Tenant's application LTB-T-009051-23 is withdrawn.

March 30, 2026

Date Issued

Peter Nicholson

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.