



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

File Number: LTB-L-021904-25

In the matter of: 1105, 2550 KINGSTON RD
SCARBOROUGH ON M1M1L7

Between: WJ Properties Landlord

And

Almira Kamaluddin Tenant

WJ Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Almira Kamaluddin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 1, 2026.

The Landlord's Representative, Eric Steiman, and the Tenant attended the hearing.

The parties came before me to request to resolve the application with the following consent. I was satisfied that the parties understood the consequences of their joint submission and specifically the Tenant understood that the tenancy would terminate.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, effective May 31, 2026.
2. The Tenant shall pay to the Landlord \$23,072.95. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$61.64 per day for the use of the unit starting April 2, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

6. 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 June 1, 2026.

April 7, 2026
Date Issued

Colette Myers
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Hearing Date	\$31,720.70
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,049.38
Less the amount of the last month's rent deposit	- \$1,732.00
Less the amount of the interest on the last month's rent deposit	- \$52.37
Total amount owing to the Landlord	\$23,072.95
Plus daily compensation owing for each day of occupation starting April 2, 2026	\$61.64 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	