



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-068386-25

In the matter of: 49 IONA CRES
WOODBRIIDGE ON L4H1C4

Between: MEHEROOZ KELAWALA
SIBEL TOYGUN Landlord

And

CARMINE JULIANO BATTISTA
LARA MONICA STRAUSS Former Tenant

MEHEROOZ KELAWALA and SIBEL TOYGUN (the 'Landlord') applied for an order requiring CARMINE JULIANO BATTISTA and LARA MONICA STRAUSS (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 10, 2026.

The Landlords and one Former Tenant, Carmine Juliano Battista attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The parties agree the amount owing to the Landlord for arrears of rent, administration fees for four NSF cheques and cost of the filing fee is \$6,666.00 up to March 31, 2025.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. On or before April 17, 2026, the Former Tenant shall pay the Landlord \$6,666.00 for arrears of rent owing up to March 31, 2025 and administration fees for NSF cheques tendered by the Former Tenant.

3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Former Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Former Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

Greg Brocanier

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.