



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

File Number: LTB-L-006724-26

In the matter of: 4713 THOMAS ALTON BLVD
BURLINGTON ON L7M0K5

Between: SAFEEN JALAL BOSKAN Landlord

And

ABDOLJALIL BACHARI Tenant

SAFEEN JALAL BOSKAN (the 'Landlord') applied for an order to terminate the tenancy and evict ABDOLJALIL BACHARI (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

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

This application was scheduled to be heard by videoconference on April 7, 2026.

The Landlord, represented by Jennifer Lambe and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$4,500.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$147.95. This amount is calculated as follows: \$4,500.00 x 12, divided by 365 days.
4. The total amount owing by the Tenant to the Landlord for the period ending April 30, 2026, is \$102,186.00. this amount represents rental arrears owing up to April 30, 2026, and costs (application filing fee of \$186.00).

5. The Landlord collected a rent deposit of \$4,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy.
6. Interest on the rent deposit, in the amount of \$394.20 is owing to the Tenant for the period from September 1, 2022, to April 7, 2026 (hearing date).
7. Any interest owed to the Tenant for the rent deposit shall be applied to the total rental arrears.
8. The amount of rent arrears owing by the Tenant exceeds the monetary jurisdiction of the Board. Section 207(1) of the *Residential Tenancies Act, 2006* ("Act") limits the monetary jurisdiction of the Board to that of the Small Claims Court. At this time that amount is \$50,000.00, and proceeding with an application with the Board extinguishes any rights the Landlord may have to pursue the full amount owing at the Superior Court.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Officer (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or before July 1, 2026.
4. Should the Tenant fail to vacate on or before June 30, 2026, the Tenant shall also pay the Landlord compensation of \$147.95 per day for the use of the unit starting July 1, 2026, to the date the Tenant moves out of the unit.
5. The Tenant shall pay the Landlord \$50, 000.00 for arrears of rent up to April 30, 2026, on or before June 30, 2026.
6. If the Tenant does not pay the Landlord the full amount owing in paragraph 5 in full and on time, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
7. The Tenant shall also pay the Landlord the lawful monthly rent for May 2026 on or before May 1, 2026.
8. If the Tenant fails to make the payment under paragraph 7 of this order, the Landlord may without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026. This may result in the Board issuing an order that terminates the tenancy before June 30, 2026.

April 14, 2026
Date Issued

Cheryl Lavoie
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027 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.