



**Order under Section 87 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-042665-25

In the matter of: 1406 WHITNEY TERR
MILTON ON L9E 0B8

Between: Ron Kevin Fung Landlords
Chi Ng

And

Yousuf Qureshi
Raza Quratulain Former Tenants

Ron Kevin Fung and Chi Ng (the 'Landlords') applied for an order requiring Yousuf Qureshi and Raza Quratulain (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

The Landlords also applied for an order requiring the Former Tenants to pay the Landlords' reasonable out-of-pocket costs that are the result of the Former Tenants failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled for a merits hearing, via video conference, on April 14, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Yousuf Qureshi attended on behalf of the Former Tenants. Both Landlords also participated.

The parties agreed to resolve the issues in the Landlords' application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The Former Tenants vacated the rental unit on November 1, 2024.

On consent of the parties, it is ordered that:

1. The Former Tenants shall pay to the Landlord \$10 587.78, representing the rent arrears up to and including November 1, 2024 plus the \$186.00 application filing fee minus \$3 300.00 for the last month's rent deposit.
2. The Former Tenants shall pay the amount owing, as per paragraph 1 above, as follows:
 - a. \$1 000.00 on or before April 30, 2026;
 - b. \$1 000.00 on or before May 31, 2026;
 - c. \$1 000.00 on or before June 30, 2026;
 - d. \$1 000.00 on or before July 31, 2026;
 - e. \$6 587.78 on or before August 31, 2026;
3. If there is a breach in any payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

April 15, 2026
Date Issued

Susan Parsons
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.