



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007389-26

In the matter of: BASEMENT ROOM 1, 97 GALLOWAY RD
SCARBOROUGH ON M1E1W8

Between: ARSILA MEHNAZ SEIN Landlord

And

KABIR ABDURRAHMAN Tenant

Arsila Mehnaz Sein (the 'Landlord') applied for an order to terminate the tenancy and evict Kabir Abdurrahman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on April 2, 2026.

Before the start of the hearing the Landlord Arsila Mehnaz, the Landlord's legal representative Zeeshan Rahman and the Tenant Kabir Abdurrahman engaged in private settlement discussions and advised that the parties had reached an agreement. The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. The Tenant spoke with Tenant Duty Counsel before providing their consent to the terms contained herein.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to April 30, 2026, including the application filing fee are \$10,000.00
2. The tenancy will terminate as of July 31, 2026, subject to standard enforcement provisions.
3. Although the current monthly rent is \$550.00, the parties agreed for the months of May and June 2026, the Landlord will accept \$350.00 per month in satisfaction of the monthly rent that will become due for those months. The Tenant agrees to pay the monthly rent on the 1st day of the month in which it becomes due.
4. The parties agree to a final, non-voidable eviction order with an eviction date of July 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (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 after August 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$18.08 per day for the use of the unit starting August 1, 2026, to the date the Tenant moves out of the unit.
5. The rent deposit will be applied to the last month of the tenancy.
6. The Tenant shall pay to the Landlord \$10,000.00 for arrears of rent up to April 30, 2026, and costs.
7. The Tenant shall pay to the Landlord the amount in paragraph 6, in accordance with the following schedule:
 - a) Starting on August 1, 2026, and continuing on the 1st of each month thereafter for a total of fourteen (14) months, the Tenant will make equal monthly payments each in the amount of \$700.00.
 - b) The Tenant will then make a final payment in the amount of \$200.00 on October 1, 2027.
8. If the Tenant fails to make any one of the payments in accordance with paragraph 7 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 6 shall become immediately due and payable, and the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

April 24, 2026
Date Issued

Diego Fernandez-Stoll
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 February 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.