



Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-025005-26

In the matter of: 01, 52 LAUREL AVE
SCARBOROUGH ON M1K3J5

Between: JKL Property Management Landlord
Lee Kim

And

Yasir Arafat Tenant

JKL Property Management and Lee Kim (the 'Landlord') applied for an order to terminate the tenancy and evict Yasir Arafat (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the mediated settlement signed by the parties on January 29, 2025 with respect to application LTB-L-080775-24.

A hearing was held by videoconference on April 29, 2026 to consider this application.

Only the Landlord's legal representative Bavithra Vigneswararajah attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The mediated settlement provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain conditions in the mediated settlement.

The breach

2. I find that the Tenant did not meet a condition specified in the mediated settlement by failing to make the required payments to the Landlord in accordance with the agreement.
3. The application was filed within 30 days of the breach.

Arrears owing

4. The previous application includes a request for an order for the payment of arrears of rent and the mediated settlement requires the Tenant to make payments by specific due dates. Accordingly, the Landlord is entitled to request an order for the payment of arrears owing.
5. The Tenant was ordered to pay \$10,571.96 for rent arrears and the application filing fee in the previous mediated settlement. The amount that is still owing from that mediated settlement is \$10,026.50 and that amount is included in this order. This order shall replace LTB-L-080775-24.
6. Subsequent to the filing of this application, the Tenant vacated the rental unit on April 10, 2026. The tenancy shall be terminated on April 10, 2026.

It is ordered that:

1. Order LTB-L-080775-24 issued January 29, 2025 is cancelled and replaced with the following.
2. The tenancy between the Landlord and Tenant is terminated on April 10, 2026, the date the Tenant vacated the rental unit.
3. The total amount the Tenant owes the Landlord is \$8,026.11 which includes arrears to April 10, 2026, the application filing fee, last month's rent deposit of \$1,850.00 and interest on the rent deposit.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 18, 2026 at 4.00% annually on the balance outstanding.

May 6, 2026
Date Issued

Brett Lockwood
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.