



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

File Number: LTB-L-014397-26

In the matter of: 34, 41 RIVER ST
TORONTO ON M5A3P1

Between: Sky Residence Inc. Landlord

And

Abdulasheed Olawuyi Yusuf Tenant

Sky Residence Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Abdulasheed Olawuyi Yusuf (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on May 5, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Naseer Ahmed, and the Tenant, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on April 15, 2026.
4. The Tenant has paid all outstanding rent arrears owing up to April 30, 2026.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$800.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit, in the amount of \$38.50 is owing to the Tenant for the period from March 10, 2024 to April 15, 2026.

On consent of the parties, It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 15, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay the Landlord the \$186.00 application filing fee.
3. The Landlord shall pay to the Tenant \$652.50. This amount represents the rent deposit and interest on the deposit. The cost of the Landlord's filing fee is deducted from the rent deposit and interest on the deposit.
4. The Landlord shall pay the Tenant the amount in paragraph 3 above, on or before May 6, 2026 by way of email money transfer to olawuyirashid@gmail.com.
5. If the Landlord does not pay the Tenant the full amount owing in paragraph 3 above, on or before May 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 7, 2026 at 4.00% annually on the balance outstanding.

May 14, 2026
Date Issued

Michelle Forrester
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.

