



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

File Number: LTB-L-092964-25

In the matter of: 1204, 236 DIXON RD
ETOBICOKE ON M9P 2M3

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

ZAINAB ASEF MOHAMMAD Tenants
NAHMATULLAH SAFI

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') filed an L1 applied for an order to terminate the tenancy and evict ZAINAB ASEF MOHAMMAD and NAHMATULLAH SAFI (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on May 11, 2026 via video teleconference on VC line 107. The Landlord's Legal Representative Jason Paine attended. The Tenants attended and were self-represented. The Tenants attended with Mahboob Salem as the Tenants' Support and he acted as a Persian language interpreter.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including March 15, 2026 as of today's date of May 11, 2026 is \$7,886.03 which includes the application filing fee of \$186.00, less the last month's rent (LMR) deposit of \$2,547.12, and less interest owing on the last month's rent (LMR) deposit of \$122.69 (\$10,555.84 arrears including application filing fee - \$2,547.12 LMR deposit - \$122.69 LMR interest = \$7,886.03).
2. The parties agree that the tenancy was terminated on March 15, 2026.

3. The full amount of \$7,886.03 noted in paragraph 1 shall become immediately due and payable on May 12, 2026 and simple interest begin to accrue on any balances owing from this date pursuant to the Courts of Justice Act.

May 19, 2026

Date Issued

Chris Jackson
Hearing 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.