



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015802-26

In the matter of: 1407, 5 CAPRI RD
ETOBICOKE ON M9B6B5

Between: Capri Holdings Limited Landlord

And

Farooq Mohammad Yaseen Tenant

Capri Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Farooq Mohammad Yaseen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 13, 2026.

The Landlord and the Tenant attended the hearing.

The Landlord, represented by Emily Barbaty and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The Parties Agreed that:

1. The Tenant shall contact the Landlord by May 15, 2026, to discuss payments towards the arrears.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,828.36. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Cheryl Lavoie
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$4,672.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,016.12
Less the amount of the interest on the last month's rent deposit	- \$13.92
Total amount owing to the Landlord	\$2,828.36