



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

File Number: LTB-L-020652-26

In the matter of: 307, 35 SPENCER AVE
TORONTO ON M6K2K1

Between: MYRIAD PROPERTY MANAGEMENT INC. Landlord

And

SAMAH ELMI Tenant

MYRIAD PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict SAMAH ELMI (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was scheduled to be heard by videoconference on May 19, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Emily Barbati, Landlord's Agent Tara Bertram, and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. The moved out of the rental unit on May 01, 2026.
2. The rent arrears owing to May 01, 2026, are \$6,091.19.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$1,667.40 from the Tenant and this deposit is still being held by the Landlord. This amount will be credited against the Tenant's balance of arrears.
5. The interest owed on the rent deposit from August 01, 2025, to May 19, 2026, is \$30.92. This amount will also be credited against the Tenant's balance of arrears.

On consent of the parties. it is ordered that:

1. The Tenant shall pay the Landlord \$4,578.87 for arrears of rent up to May 01, 2026, and costs, less the last month rent deposit and due interest.
2. The Tenant shall pay the Landlord the amount set out in paragraph 1 of this order on or before June 30, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 01, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.

May 25, 2026
Date Issued

Adam Rogers
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.