



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

**File Number:** LTB-L-022128-26

**In the matter of:** 1308, 2525 BATHURST ST  
TORONTO ON M6B2Y9

**Between:** 2525 BATHURST DEVELOPMENTS INC. Landlord

**And**

RISSALAT A. KAPDI Tenants  
NADIM AHMED

2525 BATHURST DEVELOPMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict RISSALAT A. KAPDI and NADIM AHMED (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 Application); and the Tenants have been persistently late in paying the Tenants rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on May 19, 2026. The Landlord's legal representative, Eric Steiman and the Tenant, Rissalat A. Kapdi attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

**Agreed Facts:**

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,650.00. It is due on the 1<sup>st</sup> day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$87.12. This amount is calculated as follows: \$2,650.00 x 12 months, divided by 365 days.
4. The Tenants have paid \$5,300.00 to the Landlord since the application was filed.
5. The rent arrears owing to May 31, 2026, are \$5,300.00.

6. The Tenants confirmed that they paid the Landlord an additional sum of \$2,650.00 however the Landlord has not received this payment. The Landlord will deduct this payment from the rent arrears owing upon receipt of payment.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,650.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$21.19 is owing to the Tenants for the period from January 1, 2026, to May 19, 2026.
10. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. The Tenants do not have the option to void this order by paying the rent arrears and costs.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 15, 2026.
2. If the unit is not vacated on or before July 15, 2026, then starting July 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 16, 2026.
4. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants.
5. As of the date of the hearing, the Tenants owe the Landlord \$1,820.09. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$87.12 per day for the use of the unit starting May 20, 2026, to the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before July 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 16, 2026, at 4.00% annually on the balance outstanding.

**May 21, 2026**  
**Date Issued**

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Oluwatobi Abobarin  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 16, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**Amount the Tenants must pay as the tenancy is terminated**

|                                                                                         |                      |
|-----------------------------------------------------------------------------------------|----------------------|
| Rent Owing To May 19, 2026                                                              | \$9,605.28           |
| Application Filing Fee                                                                  | \$186.00             |
| <b>Less</b> the amount the Tenants paid to the Landlord since the application was filed | -\$5,300.00          |
| <b>Less</b> the amount of the last month's rent deposit                                 | -\$2,650.00          |
| <b>Less</b> the amount of the interest on the last month's rent deposit                 | -\$21.19             |
| <b>Total amount owing to the Landlord</b>                                               | <b>\$1,820.09</b>    |
| Plus daily compensation owing for each day of occupation starting May 20, 2026          | \$87.12<br>(per day) |