



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-006085-26

In the matter of: 5608, 225 COMMERCE ST
CONCORD ON L4K0R1

Between: David Ezra Salkovitch Tenant

And

Benish Waqas Landlord

David Ezra Salkovitch (the 'Tenant') applied for an order determining that Benish Waqas (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on May 19, 2026.

The Tenant and the Landlord's Agent, Malik Muneer, attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The Tenant waives the \$48.00 application filing fee if the Landlord pays the full amount of \$2,600.00 by June 30, 2026.

It is ordered on consent that:

1. The Landlord shall pay the Tenant is \$2,600.00, provided the full amount is paid by June 30, 2026. This amount represents:
 - \$2,400.00 for the last month's rent deposit.
 - \$200.00 for the key deposit.
2. If the Landlord does not pay the Tenant the amount in accordance with paragraph 1 of this order, the full balance owing plus the \$48.00 application filing fee becomes due and payable, and the Landlord will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the outstanding balance.

May 27, 2026
Date Issued

Eno Ubia
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.