



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

File Number: LTB-T-006747-26

In the matter of: 432, 1787 ST CLAIR AVE W
TORONTO ON M6N0B7

Between: Buthaina Shishakli Tenant

And

Vishal Uppal Landlord

Buthaina Shishakli (the 'Tenant') applied for an order determining that Vishal Uppal (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 25, 2026. The Tenant's representative, Mursal Abdul Haseeb, and the Landlord attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$2,000.00 as follows:
 - a) For five consecutive months, starting June 2026 through to and including October 2026, the Landlord shall pay the Tenant \$350.00 on or before the 15th day of each month; and
 - b) On or before November 15, 2026, the Landlord shall pay the Tenant \$250.00.
2. If the Landlord fails to make one of the payments in paragraph 1 above, the balance will become owing and simple interest will begin from the date of default at 4.00% annually on the balance outstanding.

May 28, 2026
Date Issued

Dawn Sullivan

Vice Chair, 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.