



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

File Number: LTB-L-022173-26

In the matter of: 202, 20 TEESDALE PL
SCARBOROUGH ON M1L1L1

Between: DENTONIA COURT Landlord

And

SABA GULFAM Tenant

DENTONIA COURT (the 'Landlord') applied for an order to terminate the tenancy and evict SABA GULFAM (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 25, 2026.

The Landlord's Representative, Mark Ciobotaru, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on April 30, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,175.29. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$11,764.48.

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 \$1,875.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$12.95 is owing to the Tenant for the period from January 1, 2026 to April 30, 2026.

It is ordered on consent 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 \$10,062.53. 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 June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 calculated annually on the outstanding balance, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

June 2, 2026
Date Issued

Janice Campbell
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 – April 30, 2026	\$11,764.48
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,875.00
Less the amount of the interest on the last month's rent deposit	- \$12.95
Total amount owing to the Landlord	\$10,062.53