



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023135-26

In the matter of: 2608 Vine Court
Windsor ON N8T2X3

Between: Lubna Rasool Landlords
Ahmer Rasool

And

Brandon Gattie Tenants
Salina Deluca

Lubna Rasool and Ahmer Rasool (the 'Landlords') applied for an order to terminate the tenancy and evict Brandon Gattie and Salina Deluca (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 mediated by videoconference on May 26, 2026.

The Landlord, Lubna Rasool, attended with Legal Representative, Muhammad Malik.

The Tenants were self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenants vacated the rental unit on May 17, 2026 and the tenancy terminated on that date.
2. The lawful rent at the time the tenancy was terminated was \$1,950.00.
3. The total amount the Tenants owe to the Landlords is \$22,856.00 including rent arrears (\$22,670.00) and costs (\$186.00) up to May 31, 2026.

4. The Landlords collected a rent deposit of \$1,950.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
5. Interest on the rent deposit, in the amount of \$109.80 is owing to the Tenants for the period from February 16, 2024 to May 17, 2026.
6. Payments will be made to the Landlords via e-transfer to lubnarqureshi@gmail.com.

On consent, it is ordered that:

1. The tenancy is terminated as of May 17, 2026, the date the Tenants gave vacant possession of the rental unit to the Landlords.
2. The Tenants shall pay \$19,936.07 to the Landlords. This amount is calculated as follows:
 - \$20,720.00 – rent owing to April 30, 2026; plus
 - \$186.00 – application filing fee; plus
 - \$1,089.87 – rent owing May 1, 2026-May 17, 2026 @ \$64.11 per diem; minus
 - \$1,950.00 – last month's rent deposit; minus
 - \$109.80 – interest on last month's rent deposit.
3. The Tenants shall pay the amount in paragraph 2 to the Landlords as follows:
 - \$400.00 – on or before June 20, 2026;
 - \$600.00 – on or before the 20th day of each month – July 2029-February 2029; and
 - \$336.07 – on or before March 20, 2029.
4. If the Tenants do not make any of the required payments in full and by the applicable deadline, the full outstanding balance will become due and owing, and the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

June 3, 2026
Date Issued

Angela McLaughlin
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.