



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

File Number: LTB-L-024250-26

In the matter of: 108, 3150 ERIN CENTRE BLVD
MISSISSAUGA ON L5M7Z4

Between: AASK MILCUT INC. Landlord

And

Osama Yasser Tenants
Nirmin Fwakhrgi

AASK MILCUT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Osama Yasser and Nirmin Fwakhrgi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on May 28, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord, Arvind Bharkhada, the Tenant, Nirmin Fwakhrgi, on behalf and the Tenants, and Samya Yasser, the Tenant's Support Person, were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The lawful rent is \$3,662.84. It is due on the 1st day of each month.
- b) Based on the Monthly rent, the daily rent/compensation is \$120.42. This amount is calculated as follows: $\$3,662.84 \times 12$, divided by 365 days.
- c) The Tenants have paid \$2,316.83 to the Landlord since the application was filed.
- d) The rent arrears owing to May 31, 2026 are \$12,116.01.
- e) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- f) The Landlord collected a rent deposit of \$3,500.00 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.
- g) Interest on the rent deposit, in the amount of \$29.80 is owing to the Tenants for the period from January 1, 2026 to May 28, 2026.

On consent, it is ordered that:

- 1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
- 2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$15,964.85 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$19,627.69 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.
- 3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after July 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
- 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before July 31, 2026.**
- 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$8,481.13. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
- 6. The Tenants shall also pay the Landlord compensation of \$120.42 per day for the use of the unit starting May 29, 2026 until 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 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
- 8. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 9. 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 August 1, 2026.

Additional conditions

10. The Tenants shall pay to the Landlord the following amounts toward the *arrears* owing:
- \$500.00 on or before June 10, 2026;
 - \$500.00 on or before June 20, 2026;
 - \$500.00 on or before July 10, 2026;
 - \$500.00 on or before July 20, 2026.
11. The Tenants shall also pay the Landlord the *monthly rent* due on or before the first day of the month for the period of June 2026 and July 2026.
12. If the Tenants fail to make any of the payments in accordance with paragraph 10 and 11, and by the dates required, then the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 2 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 10 and/or 11 of this order. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.
13. If the Tenants make the payments as indicated in paragraphs 10 and 11 above, these payments may reduce the amount required to void the order as set out in paragraph 2 accordingly.

June 5, 2026
Date Issued

Sarah Visnovec
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 expires on February 1, 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

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$18,095.68
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,316.83
Total the Tenants must pay to continue the tenancy	\$15,964.85

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing To July 31, 2026	\$21,758.52
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,316.83
Total the Tenants must pay to continue the tenancy	\$19,627.69

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$14,141.76
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,316.83
Less the amount of the last month's rent deposit	- \$3,500.00
Less the amount of the interest on the last month's rent deposit	- \$29.80
Total amount owing to the Landlord	\$8,481.13
Plus daily compensation owing for each day of occupation starting May 29, 2026	\$120.42 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	