



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023546-26 and LTB-T-007766-26

In the matter of: 161, 5030 Heatherleigh Avenue
Mississauga ON L5V2G7

Between: Muhammad Manzar Khan Landlords
Ghazala Yasmin

And

Amanda Moss Tenants
David Velasco Lopez

Muhammad Manzar Khan and Ghazala Yasmin (the 'Landlords') applied for an order to terminate the tenancy and evict Amanda Moss, David Velasco Lopez and Jannet Mejia (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 application).

Amanda Moss and David Velasco Lopez (the 'Tenants') applied for an order determining that Muhammad Manzar Khan and Ghazala Yasmin (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

These applications were mediated by videoconference on May 25, 2026.

The Landlords attended with Legal Representative, Arshad Khan.

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 to the following:

1. Jannet Mejia is removed as a party to the application.
2. The parties agree to a final, non-voidable eviction order with an eviction date of June 14, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the

option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

3. The lawful monthly rent is \$3,200.00. It is due on the 15th day of each month.
4. The total amount the Tenants owe to the Landlords is \$16,186.00 including arrears of rent (\$16,000.00) and costs (\$186.00) up to June 14, 2026.
5. The Landlords collected a last month's rent deposit of \$2,900.00 on April 15, 2021 and this deposit shall be applied to the outstanding rent arrears.
6. Interest on the rent deposit, in the amount of \$276.69 is owing to the Tenants for the period from April 15, 2021 to May 25, 2026.
7. The Tenants will arrange to meet the property manager at the rental unit on the last day of the tenancy and will leave all rental unit keys with the property manager at that time.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before June 14, 2026.
2. If the unit is not vacated on or before June 14, 2026, then starting June 15, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after June 15, 2026.
4. If the Tenants vacate the rental unit on or before June 14, 2026, the Landlords shall waive all outstanding rent arrears (\$16,000.00) and the application filing fee (\$186.00).
5. If the Tenants do not vacate the rental unit on or before June 14, 2026, the Tenants shall pay the Landlords \$15,909.31 representing arrears of rent (\$16,000.00) up to June 14, 2026 plus the application filing fee (\$186.00) minus the interest on the last month's rent deposit (\$276.69).
6. If the Tenants do not pay the Landlord the full amount owing on or before June 14, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 15, 2026 at 4.00% annually on the balance outstanding.
7. If the Tenants do not vacate the rental unit on or before June 14, 2026, the Tenants shall also pay the Landlords compensation of \$105.21 per day starting June 15, 2026 and continuing until the date the Tenants vacate the rental unit.
8. This order resolves all issues regarding this tenancy up to the date of the mediation, and both the L1 and the T6 applications will be closed accordingly.

June 10, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 15, 2026 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.