



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

File Number: LTB-L-018967-26
LTB-L-107018-25
LTB-T-095877-25

In the matter of: BSMT, 2018 BLUE RIDGE CRES
PICKERING ON L1X2M5

Between: Fariha Bhatti Landlord

And

Karl Wobbe Tenant

Fariha Bhatti (the 'Landlord') applied for an order to terminate the tenancy and evict Karl Wobbe (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (L2 Application – LTB-L-018967-26).

Fariha Bhatti (the 'Landlord') applied for an order to terminate the tenancy and evict Karl Wobbe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application – LTB-L-107018-25).

Karl Wobbe (the 'Tenant') applied for an order determining that Fariha Bhatti (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 Application – LTB-T-095877-25).

The L2 application (LTB-L-018967-26) was heard by videoconference on June 1, 2026. The Landlord, the Landlord's legal representative, Bavithra Vigneswararajah, the Tenant and the Tenant's legal representative, Tiffany Corradetti attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

During mediation, the parties reached a global resolution and resolved the Landlord's L2 application (LTB-L-018967-26) together with Landlord's L1 Application in LTB-L-107018-25 and the Tenant's T6 Application in LTB file LTB-T-095877-25.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$975.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$32.05. This amount is calculated as follows: \$975.00 x 12 months, divided by 365 days.
4. The rent arrears owing to June 30, 2026 are \$8,775.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$975.00 from the Tenant 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. This deposit will apply as rent for the month of June 2027.
7. Interest on the rent deposit in the amount of \$142.77 is owing to the Tenant for the period from June 1, 2018 to June 1, 2026.
8. The Landlord did not pay the Tenant one month's compensation as required by Section 48.1 of the *Residential Tenancies Act, 2006* as part of the global resolution reached by the parties.
9. The Landlord waives the amount of \$8,950.00 from the total amount of arrears and cost (\$8,961.00) for the period ending June 30, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective June 30, 2027. The Tenant must move out of the rental unit on or before June 30, 2027.
2. The Landlord shall apply the rent deposit it is holding to the Tenant's rent for June 2027, which is the last month of the tenancy.
3. If the unit is not vacated on or before June 30, 2027, then starting July 1, 2027 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 July 1, 2027.
5. If the Tenant does not vacate the rental unit by June 30, 2027, the Tenant shall pay to the Landlord \$32.05 per day for compensation for the use of the unit starting July 1, 2027 to the date the Tenant moves out of the unit.
6. The Landlord waives the amount of \$8,950.00 from the total amount of arrears and cost (\$8,961.00). The Tenant shall pay to the Landlord the remaining balance of \$11.00 as follow:

Date Payment Due	Amount of Payment
July 1, 2026	\$1.00
August 1, 2026	\$1.00
September 1, 2026	\$1.00
October 1, 2026	\$1.00
November 1, 2026	\$1.00
December 1, 2026	\$1.00
January 1, 2027	\$1.00
February 1, 2027	\$1.00
March 1, 2027	\$1.00
April 1, 2027	\$1.00
May 1, 2027	\$1.00

Additional Conditions:

7. The Tenant shall also pay the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting July 1, 2026 to up and inclusive May 1, 2027.
8. If the Tenant fails to make the payments in accordance with paragraph 6 and 7 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 6 of this order shall become immediately due and owing and the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 6 and 7 of this order. This may result in the Board issuing an order that terminates the tenancy before June 30, 2027.
9. If the tenancy terminates earlier than June 30, 2027 the last month rent deposit shall apply to the last month of the rental period and the Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
10. This Order settles all matters arising from this tenancy to the hearing date, June 1, 2026 and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction. This includes, but is not limited to, monetary compensation or otherwise.

June 11, 2026
Date Issued

Floredana Ungureanu
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 of the Tenant expires on January 1, 2028 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.