



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

File Number: LTB-L-022424-26

In the matter of: 1372 ARGALL COURT
MILTON ON L9T7K6

Between: FARHAD NAGARWALA Landlord
KASHMIRA NAGARWALA

And

Shahrukh Waheed Tenants
Assema Baig

FARHAD NAGARWALA and KASHMIRA NAGARWALA (the 'Landlord') applied for an order to terminate the tenancy and evict Shahrukh Waheed and Assema Baig (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on June 15, 2026. Both Landlords attended. Tenant, Shahrukh Waheed, attended. Lawyer, Zain Atcha, attended on behalf of both Tenants. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Agreed upon Terms:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$4,000.00. It is due on the 15th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$131.51. This amount is calculated as follows: \$4,000.00 x 12, divided by 365 days.
5. The rent arrears owing to July 14, 2026 are \$44,000.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

8. The Tenants agree on or before July 14, 2026, to: (1) voluntarily move out of the unit (2) leave the unit in a reasonable condition (3) remove all the personal belongings, including the garbage and (4) return the unit keys to the Landlord.
9. If the Tenants have not vacated the unit by July 14, 2026, the Tenants will be required to pay \$131.51 per diem commencing July 15, 2026.
10. The Tenants will be ordered to pay the Landlord \$44,186.00 (\$44,000.00 + \$186.00) on or before July 14, 2026 with interest provisions commencing July 15, 2026.
11. The Tenants have filed T2/T6 Applications: LTB-T- 050486-26. Those applications were not taken into consideration in this order.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated, effective July 14, 2026. The Tenants must move out of the rental unit on or before July 14, 2026.
2. If the unit is not vacated on or before July 14, 2026, then starting July 15, 2026, the Landlord 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 Landlord on or after July 15, 2026.
4. The Tenants shall pay the Landlord compensation of \$131.51 per day for the use of the unit starting July 15, 2026 to the date the Tenants move out of the unit.
5. The Tenants shall pay the Landlord \$44,000.00 for arrears owing to July 14, 2026, plus the Landlord's filing costs of \$186.00, totalling \$44,186.00 on or before July 14, 2026.
6. If the Tenants do not pay the Landlord the full amount owing on or before July 14, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 15, 2026 at 4.00% annually on the balance outstanding.

June 24, 2026

Date Issued

Shawn Hayman

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 January 15, 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.