



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-031761-26

In the matter of: 201-3, 136 James Street
St Catharines ON L2R5C4

Between: Penn Terra Group Ltd Landlord

And

Tasnia Mustafa Tenant

Penn Terra Group Ltd (the 'Landlord') applied for an order requiring Tasnia Mustafa (the 'Tenant') to pay the rent that the Tenant owes.

This application was mediated by videoconference on June 16, 2026.

The Landlord's Legal Representative, Sara Murtadha, attended on behalf of the Landlord.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to 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 Tenant vacated the rental unit on April 25, 2026.
2. The lawful monthly rent at the time the tenancy was terminated was \$825.00.
3. The total amount the Tenant owes to the Landlord is \$3,595.40 representing arrears of rent (\$3,409.40) and costs (\$186.00) up to April 25, 2026.
4. The Landlord collected a last month's rent deposit of \$825.00 on June 1, 2024. 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 \$38.44 is owing to the Tenant for the period from June 1, 2024 to April 25, 2026.

On consent of the parties, it is ordered that:

1. The tenancy is terminated as of April 25, 2026, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. On or before June 30, 2026, the Tenant shall pay \$2,731.96 to the Landlord representing:
 - \$3,409.40 – rent arrears to April 25, 2026; plus
 - \$186.00 – application filing fee; minus
 - \$825.00 – last month's rent deposit; minus
 - \$38.44 – interest on last month's rent deposit.
3. If the Tenant does not pay the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 22, 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.