



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

File Number: LTB-L-030589-26

In the matter of: 307A, 3241 COLLEGE AVE
WINDSOR ON N9C1S7

Between: Amiraco Properties Inc Landlord

And

Faridul Abedin Tenant
Syeda Ruksana Karim

Amiraco Properties Inc (the 'Landlord') applied for an order requiring Faridul Abedin and Syeda Ruksana Karim (the 'Tenant') to pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 22, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Charlotte Williams and the Tenant Faridul Abedin were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that

1. The arrears of rent owing up to June 30, 2026, are \$3,637.48.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The lawful rent for this unit is \$1,443.87 due on the first day of each month.
4. The Landlord collected a last month rent deposit from the Tenant in the amount of \$1,443.87 on March 01, 2025. That amount is still being held by the Landlord and can only be applied to the last month of the tenancy.
5. The Tenant has paid the Landlord \$500.00 since the application was filed.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the Landlord \$3,823.48 for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay the full amount owing to the Landlord on or before June 7, 2026.
3. If the Landlord does not pay the Tenant the full amount owing on or before July 7, 2026, the Landlord will start to owe interest. This will be simple interest calculated from July 8, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.

June 26, 2026
Date Issued

Adam Rogers
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.