



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

File Number: LTB-L-084431-25

In the matter of: 172 MCBRIDE AVE
BOWMANVILLE ON L1C 0J4

Between: Karim Ali-Makkawy Landlord

and

JAMIE BARRETTE Tenants
EMMA PATTERSON

Karim Ali-Makkawy (the 'Landlord') applied for an order to terminate the tenancy and evict JAMIE BARRETTE and EMMA PATTERSON (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for videoconference on December 22, 2025.

The Landlord, the Landlord's Representative Glenn Gosling, and Tenant Jamie Barrette, who had authorization to consent on behalf of the other Tenant, engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

Tenant Jamie Barrette received legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

The amount owed if the tenancy terminates March 31, 2026 referenced as of the date of mediation differs from the amount set forth in this Order on Consent due to a clerical error in calculation as the last month rent deposit and interest owed were not deducted correctly. To rectify this error, the amount owed by the Tenant to the Landlord has been corrected. No other amounts in this order are impacted by this change.

Additionally, the daily rent/compensation payment requirement shall begin April 15, 2026, not April 1, 2026, since S.78 applies to the March 15, 2026 to April 14, 2026 rent payment.

Agreed Facts:

- 1) The current rent is \$3,100.00. It is due on the 15th day of each month.

- 2) Based on the Monthly rent, the daily rent/compensation is \$101.92. This amount is calculated as follows: \$3,100.00 x 12 months, divided by 365 days.
- 3) The rent arrears owing to January 14, 2026 are \$12,400.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The Landlord collected a rent deposit of \$3,100.00 from the Tenants 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.
- 6) Interest on the rent deposit, in the amount of \$40.55 is owing to the Tenants for the period from June 15, 2025 to December 22, 2025.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$12,586.00. This amount includes rent arrears owing up to January 14, 2026 and the cost of filing the application.
2. The Tenants shall pay the Landlord **the following amounts toward arrears and costs:**

Date Payment Due	Amount of Payment
January 15, 2026	\$400.00
February 15, 2026	\$400.00
March 15, 2026	\$400.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 15, 2026 to March 15, 2026 or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraph 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Residential Tenancies Act for an order terminating the tenancy and EVICTING THE TENANTS EARLIER THAN MARCH 31, 2026, and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 14, 2026.
5. The Tenants shall pay to the Landlord the final amount of \$11,386.00 in arrears and costs on or before March 31, 2026.
6. If the Tenants do not pay the Landlord the full amount of \$11,386.00 on or before March 31, 2026, then:
 - a) The tenancy terminates and the Tenants must move out of the unit on or before March 31, 2026;

- b) The Tenants shall pay to the Landlord \$8,245.45 on or before April 1, 2026. This amount includes rent arrears owing up to January 14, 2026 and the cost of filing the application. The rent deposit, the interest the Landlord owes on the rent deposit, and the payments per paragraph 2 of this order are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing;
- c) If the Tenants do not pay the Landlord the full amount owing on or before on or before April 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 2, 2026 at 4.00% annually on the balance outstanding;
- d) If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced;
- e) 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 April 1, 2026;
- f) The Tenants shall also pay the Landlord compensation of \$101.92 per day for the use of the unit starting April 15, 2026 until the date the Tenants move out of the unit.

7. This Order on Consent is in full and final settlement of the application.

January 5, 2026
Date Issued

Denise Hannivan
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 October 1, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay if the tenancy is terminated

Rent Arrears Owing to January 14, 2026	\$12,400.00
Application Filing Fee	\$186.00
Less the January 15, 2026 payment	- \$400.00
Less the February 15, 2026 payment	- \$400.00
Less the March 15, 2026 payment	- \$400.00
Less the amount of the last month's rent deposit	- \$3,100.00
Less the amount of the interest on the last month's rent deposit	- \$40.55
Total amount owing to the Landlord	\$8,245.45
Plus daily compensation owing for each day of occupation starting April 15, 2026	\$101.92 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	