



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

File Number: LTB-L-063196-25

In the matter of: Basement Suite, 5006 ROSEBUSH RD
MISSISSAUGA ON L5M5M4

Between: REETA AHUJA Landlord

And

Abu Talib Karim Tenant

REETA AHUJA (the 'Landlord') applied for an order to terminate the tenancy and evict Abu Talib Karim (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (L2 Application).

Mediation was held on December 9, 2025. The following parties participated in the mediation: The Landlord's representative, Furaz Alvi, the Landlord, Reeta Ahuja, the Landlord's support, Manoj Kumar Ahuja and the Tenant, Abu Talib Karim.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties have agreed that:

1. The tenancy shall terminate October 31, 2026, without any voiding provisions.
2. The Tenant has received one month compensation pursuant to the N12 by waiver of rent for the month of September 2025 in the amount of \$1814.25. The rent paid in September 2025 is applied to the rent for October 2025.
3. Should the Tenant wish to vacate the unit earlier than October 31, 2026, the Tenant will notify the Landlord 30 days in advance by email.
4. The lawful rent is \$1,814.25. It is due on the first day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$59.65. This amount is calculated as follows: \$1,814.25 x 12, divided by 365 days.

6. The rent arrears and cost owing to December 31, 2025, are \$3033.32.
7. The rent arrears and costs of \$3,033.32 to December 31, 2025, are being waived by the Landlord in full and final settlement of all known issues as of the date of the mediation.
8. There is a last month rent deposit collected in the amount of \$1430.00 on January 1, 2018 and the parties agree that the interest due on the same has been adjusted and paid for until December 31, 2025.
9. The last month rent will be applied to the last month of the tenancy.
10. The Tenant will continue to pay their portion of utilities as per past practice between the parties.
11. The Landlord will provide a duplicate copy of the mailbox key to the Tenant on or before December 19, 2025.
12. The Tenant will attempt to return the snowblower purchased from Home Depot on or before December 19, 2025. If the snowblower is returned and a credit is issued for the snowblower, then the tenant will pay \$2,861.57 to the Landlord forthwith or such other amount of the refund or credit given by the retailer. If the snowblower cannot be returned and a refund cannot be received by the Tenant, then the snowblower remains the asset of the Landlord and cannot be removed by the Tenant from the property.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on or before October 31, 2026. The Tenant shall vacate on or before October 31, 2026
2. If the unit is not vacated on or before October 31, 2026, then starting November 1, 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 November 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$59.65 per day for the use of the unit starting January 1, 2026, until the date the Tenant moves out of the unit.
5. The Landlord owes \$1,430.00 which is the amount of the rent deposit and this will be deducted from the amount owing by the Tenant.
6. The Landlord waives entitlement to arrears and costs owing to December 31, 2025, in the amount of \$3,033.32 in full and final settlement of all outstanding issues raised or could have been raised to the date of the hearing in relation to this tenancy.

January 7, 2026
Date Issued

Rolland Roopchand
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 May 1, 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.