



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

File Number: LTB-L-066447-25

In the matter of: Basement, 29 ASHWOOD CRES
BRAMPTON ON L6T1M1

Between: ALAM SALEH MD IFTAKHAR-UL

Landlord

And

DONNA MARIE ELDRIDGE

Tenant

ALAM SALEH MD IFTAKHAR-UL (the 'Landlord') applied for an order to terminate the tenancy and evict DONNA MARIE ELDRIDGE (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant and non-payment of rent and rent arrears.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on January 5, 2026.

Landlord Legal Representative Jasleen Narula, the Landlord and the Tenant attended the hearing.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. Based on the negotiated monthly rent, the daily compensation is \$29.59. This amount is calculated as follows: \$900.00 x 12, divided by 365 days.
2. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.
4. The Tenant shall pay to the Landlord \$1,700.00, which represents a negotiated sum of rent arrears and costs to January 31, 2026.
5. The Tenant shall also pay the Landlord compensation of \$29.59 per day for the use of the unit starting February 1, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Melinda Jamieson
Hearing 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 of the Tenant expires on September 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.