



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

File Number: LTB-L-072491-25

In the matter of: 25, 3564 ALADDIN LANE
GLOUCESTER ON K1T1E2

Between: Matthew Oluwarotimi Oladele Landlord

And

Nisreen Trad Tenant

Matthew Oluwarotimi Oladele (the 'Landlord') applied for an order to terminate the tenancy and evict Nisreen Trad (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on January 6, 2026.

The Landlords representative Mr. McMaster and the Tenant together with the Tenant representative Mr. Ng, attended the hearing.

The parties were assisted by DRO Franklyn and have consented to the terms herein in full and final satisfaction of all issues arising from this tenancy.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The last month rent deposit in the amount of \$1,095.00, will be applied to the lawful rent for the month of June 2026, (or the final month of the tenancy).

5. The Tenant will be permitted to terminate this tenancy sooner, upon providing the Landlord with 30 days written notice, the last month rent will be applied accordingly.
6. The parties acknowledge that if the tenancy terminates sooner than June 30, 2026, the tenancy will terminate in a final way on the termination date and the Tenant will assume no further responsibility as a Tenant as of the termination date.
7. In the event, that the Tenant does not vacate the rental unit, on or before, June 30, 2026, the Tenant will not be entitled to receive the compensation payment of \$3,750.00 as shown in paragraph 8(b) below.
8. The Landlord will pay to the Tenant, \$7,500.00 as compensation for pain and suffering damages as follows:
 - (a) \$3,750.00 to be paid to the Tenant via e transfer, on or before, January 14, 2026;
 - (b) \$3750.00 to be paid to the Tenant upon receiving the keys to the rental unit and vacant possession of the rental unit, on or before the termination date.
9. Upon vacating the rental unit the Tenant will be permitted to take with her the two portable air conditioning units that the Tenant had purchased.
10. The terms of consent are in full and final satisfaction of all issues arising from this tenancy.

January 8, 2026

Date Issued

Suzy Franklyn

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 of the Tenant expires on December 30, 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.

