



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086728-25

In the matter of: N1504, 145 Columbia Street West
Waterloo ON N2L0K7

Between: Ketan Nagra Landlord

And

Shacquille Cohen Tenant

Ketan Nagra (the 'Landlord') applied for an order to terminate the tenancy and evict Shacquille Cohen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord and the Tenant attended the hearing.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy shall terminate effective January 31, 2026.
2. If the unit is not vacated on or before January 31, 2026, then starting February 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 February 1, 2026.
4. The Tenant shall pay to the Landlord \$10,922.02 for arrears of rent up to January 31, 2026 and costs on or before January 31, 2026.
5. If the Tenant gives the Landlord vacant occupancy of the rental unit on or before the termination date, the Landlord will reduce the amount the Tenant owes to \$8,282.02.
6. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Andrew Rowell

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 August 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