



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-032130-25

In the matter of: B, 343 CRAIG HENRY DR
Ottawa ON K2G4K9

Between: Minto Multi-Res Income Prtnrs 1, GP Landlord

And

Kaha Warsame Tenant
Lul Mohamed

Minto Multi-Res Income Prtnrs 1, GP (the 'Landlord') applied for an order to terminate the tenancy and evict Kaha Warsame and Lul Mohamed (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on October 28, 2025.

The Landlord's Legal Representative Martin Zarnett, Landlord's Agent Samantha Bush, and the Tenant's Legal Representative Sarah Sproule attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.

4. Should the Tenant wish to terminate the tenancy earlier, they may do so by giving a notice of termination at least 30 days prior to the termination date, which shall be at the end of any rental period.
5. The Landlord agrees to provide the Tenant with a letter of reference by November 15, 2025, confirming the following:
 - a. Lul Mohamed has been a tenant living with her husband, Ahmed Hussein, at 343 Craig Henry Drive, Unit B, Ottawa, Ontario, K2G 4K9, since August 8, 2019.
 - b. The current monthly rent is \$2,170.21, and rent has been paid in full and on time substantially throughout the tenancy.
 - c. This letter is provided as a reference for Lul Mohamed and Ahmed Hussein.
6. Neither the Tenant nor any guest or occupant of the rental unit shall invite or permit Osman Yare to enter the rental unit or rental complex as a visitor, guest, or occupant for the remainder of the tenancy.
7. Neither the Tenant nor any guest or occupant of the rental unit shall commit any illegal act, including any offence under the Criminal Code of Canada or the Controlled Drugs and Substances Act, in the rental unit or the residential complex for the remainder of the tenancy.
8. Neither the Tenant nor any guest or occupant of the rental unit shall seriously impair the safety of another person in the rental unit or the residential complex for the remainder of the tenancy.
9. The Tenant shall pay the cost of the application filing fee in the amount of \$186 on or before August 31, 2026. If not paid, this amount will become a debt owing, subject to interest.
10. Should the Tenant breach paragraphs 6, 7, or 8 of the above terms at any time during the remainder of the tenancy, the Landlord may file an application to terminate the tenancy pursuant to section 78 of the Residential Tenancies Act within 30 days of the alleged breach, seeking an order to terminate the tenancy without notice.

January 9, 2026
Date Issued

Kyle Anderson
Member, 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.