



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

File Number: LTB-L-089429-25

In the matter of: 1387 AYMOND CRES
OAKVILLE ON L6H7W9

Between: RASHA YACOUB Landlord

And

ADIL SHAMS Tenants
MARYAM KHALID

RASHA YACOUB (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict ADIL SHAMS and MARYAM KHALID (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 5, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Hearings Officer, Dillanique Knight.

The Landlord's support Victor Yacob, the Landlord, and the Tenant Adil Shams on behalf of both Tenants were present.

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.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$5,300.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$174.25. This amount is calculated as follows: \$5,300.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$29,000.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$5,400.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$272.49 is owing to the Tenants for the period from December 29, 2023, to January 5, 2026. It shall be credited to the arrears.
10. The parties agree to include the rent for February 2026 to the Tenants' outstanding arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated without any voiding provisions. The Tenants shall vacate the unit on or before March 31, 2026.
2. The last month rent deposit shall be applied to the last month of the Tenancy.
3. The Tenants shall pay to the Landlord \$34,213.51 for arrears of rent to February 28, 2026, and the cost of filing the application. The interest the Landlord owes on the last month rent deposit has been deducted from the arrears.
4. The Tenants shall pay the Landlord the arrears outlined in paragraph 3 on or before March 31, 2026.
5. The Tenants shall also pay the Landlord compensation of \$174.25 per day for the use of the unit starting April 1, 2026, until the date the Tenants move out of the unit.
6. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 April 1, 2026.

January 16, 2026

Date Issued

Dillanique Knight

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 October 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$29,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$29,186.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$34,300.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$34,486.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$39,600.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$39,786.00

D. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$24,571.25
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$5,400.00
Less the amount of the interest on the last month's rent deposit	- \$272.49
Total amount owing to the Landlord	\$19,084.76
Plus daily compensation owing for each day of occupation starting January 6, 2026	\$174.25 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	