



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088108-25

In the matter of: 901, 3 GLOUCESTER ST
TORONTO ON M4Y0C6

Between: Juan Lu Landlord

And

Noor Khalid Abou Nokira Tenant

Juan Lu (the 'Landlord') applied for an order to terminate the tenancy and evict Noor Khalid Abou Nokira (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on January 5, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, the Landlord's support, Jessica Kee and the Tenant participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$77.26. This amount is calculated as follows: \$2,350.00 x 12 months, divided by 365 days.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$2,250.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$184.15 is owing to the Tenant for the period from September 9, 2022, to January 5, 2026.

5. The Tenant has paid to the Landlord rent for January 2026.
6. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy, with a requirement that the Tenant pay their rent on time until they vacate at the end of June 2026.

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 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 Tenant has paid the rent for January 2026. As of February 1, 2026, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the amount the Landlord is entitled to by \$2,434.15.
5. However, the Landlord is authorized to deduct from amount owing to the Tenant \$77.26 per day or compensation for the use of the unit starting February 1, 2026, to the date the Tenant moves out of the unit. The Landlord is also authorized to deduct \$186.00 being the costs of filing this application.
6. Starting February 1, 2026, and continuing until June 1, 2026, the Tenant shall pay to the Landlord the monthly rent in full and on time as it comes due.
7. If the Tenant fails to comply with paragraph 6 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant earlier than the agreed upon June 30, 2026. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
8. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

January 15, 2026
Date Issued

Oluwatobi Abobarin
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 January 1, 2027, 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.