



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

File Number: LTB-L-089535-25

In the matter of: 277 GUELPH ST
KITCHENER ON N2H5W9

Between: MUSTAF ARFEEN Landlord

And

LAURA DYER Tenants
QUINCY DYER

MUSTAF ARFEEN (the 'Landlord') applied for an order to terminate the tenancy and evict LAURA DYER and QUINCY DYER (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant, Laura Dyer participated in the 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 and agree to the terms and consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12 months, divided by 365 days.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$12,500.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$2,500.00 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.
8. Interest on the rent deposit, in the amount of \$49.77 is owing to the Tenant for the period from February 1, 2025, to January 12, 2026.
9. The Tenants will ensure that all occupants including Kailey Dyer and Karen Robins vacates the rental unit on or before January 31, 2026.
10. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. The Tenants do not have the option to void the order by paying the rent arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before 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 Tenants shall pay to the Landlord \$8,622.51. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
5. The Tenants shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting January 13, 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 January 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

January 21, 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 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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$10,986.28
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$49.77
Total amount owing to the Landlord	\$8,622.51
Plus daily compensation owing for each day of occupation starting January 13, 2026	\$82.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	