



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082237-25

In the matter of: 138 ROBERTS CRES
KITCHENER ON N2E1A5

Between: Solomon Weldemichael Landlord

And

Rahwa Brhane Tenant

Solomon Weldemichael (the 'Landlord') applied for an order to terminate the tenancy and evict Rahwa Brhane (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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 20, 2026.

The Landlord, Solomon Weldemichael, the Landlord's Representative, Irina Karyakina, the Tenant, Rahwa Brhane and Tenant Supports, Sesina Tentesfit and Leah Connor attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for June 30, 2026.
2. The parties agreed the Landlord has compensated the Tenant an amount equal to one month's rent and it was accepted by the Tenant on January 20, 2026.
3. The parties agreed the lawful monthly rent is \$2,050.00, due on the 15th day of the month.
4. Based on the monthly rent, the daily compensation is \$67.40. This amount is calculated as follows: \$2,050.00 x 12, divided by 365 days.

5. The Landlord collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlord. The parties agreed 15 days of the deposit will be used for use of the rental unit from June 15, 2026 to June 30, 2026. The remaining amount of the deposit will be returned to the Tenant on or before June 15, 2026. The daily compensation rate will be used to make these calculations. June 15, 2026, to June 30, 2026, is 15 days, $15 \text{ days} \times \$67.40 = \$1,011.00$. $\$1,900.00 \text{ deposit} - \$1,011.00 = \$889.00$
6. Interest on the rent deposit, in the amount of \$179.29 is owing to the Tenant for the period from September 15, 2021 to January 20, 2026. The parties agreed, the Landlord will pay the Tenant this amount on or before June 15, 2026.
7. The parties agreed, the Landlord will communicate with the Tenant through text message or email.

On consent it is ordered 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 shall pay the Landlord compensation of \$67.40 per day for the use of the unit starting January 21, 2026, until the date the Tenant moves out of the unit.
5. The Landlord owes the Tenant \$1,068.29 which is the amount of the remaining rent deposit and interest on the rent deposit.
6. If the Landlord does not pay the Landlord the full amount owing on or before June 15, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.

January 22, 2026
Date Issued

Tanya Speedie
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.