



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

File Number: LTB-L-086067-25

In the matter of: 159 8th Line Road
Athens ON K0E1B0

Between: Michael Zamani Landlord

And

Wendy Winsor Tenants
Janet Hendy
Samuel Jones

Michael Zamani (the 'Landlord') applied for an order to terminate the tenancy and evict Wendy Winsor, Janet Hendy and Samuel Jones (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

This application was scheduled to be heard by videoconference on January 20, 2026.

The Landlord and the Tenants attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
3. The rent arrears owing to January 31, 2026, are \$15,000.00.
4. In compensation for the section 82 issues raised by the Tenants, the Landlord waives \$5,000.00 of the rent arrears owing to January 31, 2026. Therefore, the rent arrears owing is \$10, 000.00

5. The Landlord also waives the \$186.00 application filing fee.
6. 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 is applied to the last rental period of the tenancy, February 2026.
7. Interest on the rent deposit in the amount of \$49.79 is owing to the Tenants for the period from April 1, 2025, to January 20, 2026.
8. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for termination of the tenancy. Therefore, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the Residential Tenancies Act, 2006 (the 'Act') by paying the outstanding rent arrears.

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 February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.
4. The Tenants shall pay the Landlord \$9,950.21 for rent arrears owing up to the date of the hearing. The \$49.79 interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants.
5. The Tenants shall pay to the Landlords the amount owing in paragraph 4 of this order in accordance with the following schedule:
 - \$830.00 on or before the 1st day of each month commencing February 1, 2026, and for the next 11 months up to and including December 1, 2026, and
 - \$820.21 on or before January 1, 2027.
6. If the Tenants do not pay the Landlord the amount owing in accordance with the payment schedule in paragraph 5, then on the day following the date of default, the full balance owing under paragraph 4 of this order becomes due and payable immediately, and the Tenants will start to owe interest. This will be simple interest calculated annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

February 5, 2026
Date Issued

Eno Ubia
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 Tenants expires on August 17, 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.