



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082216-25

In the matter of: 379 WILLIAM FORSTER RD
MARKHAM ON L6B0R7

Between: Man Ling HUI Landlord

And

Mobeen Hussain Tenant

Man Ling HUI (the 'Landlord') applied for an order to terminate the tenancy and evict Mobeen Hussain (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.

The application was scheduled to be heard by video conference on January 20, 2026.

Before the start of the hearing the Landlord's legal representative Hoi Fai Alvin Chan and the Tenant Mobeen Hussain engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy will terminate as of September 30, 2026, on a non-voidable basis and subject to standard enforcement provisions.
2. The compensation required pursuant to the N12 notice was provided to the Tenant by way of a rent credit on August 3, 2025.
3. The current monthly rent is \$2,607.00 and remains payable for the balance of the tenancy. Daily rent is \$85.71 which is calculated as follows: \$2,607.00 x 12 months / 365 days.
4. The Landlord is holding a rent deposit in the amount of \$2,607.00 including all accrued interest, which will be applied to the last month of the tenancy.

5. The rent that is due and payable for January 2026 will be paid in full on January 31, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of September 30, 2026.
2. If the rental unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$85.71 per day for the use of the unit starting October 1, 2026, until the date the Tenant moves out of the unit.
5. The last month rent deposit will be applied to the last month of the tenancy.

February 4, 2026

Date Issued

Diego Fernandez-Stoll

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.