



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092116-25

In the matter of: B, 515 Brookhaven Cres
Waterloo ON N2L4R6

Between: Shawn Matthew Alan Brown Landlord

And

Zakaria Drider Tenant

Shawn Matthew Alan Brown (the 'Landlord') applied for an order to terminate the tenancy and evict Zakaria Drider (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 15, 2025. Instead, the Landlord and the Tenant participated in a mediation session. The parties reached an agreement and requested an order on consent to resolve the application.

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

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$775.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$25.48. This amount is calculated as follows: $\$775.00 \times 12$, divided by 365 days.
4. The rent arrears owing to January 31, 2026 are \$2,900.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$775.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit shall be applied to the rent owing for February 2026, which is the last rental period of the tenancy if the tenancy is terminated.
7. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before February 28, 2026.
2. The Tenant shall pay to the Landlord \$3,086.00 on or before March 15, 2026. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.
4. 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.
5. The Tenant shall also pay the Landlord compensation of \$25.48 per day for the use of the unit starting March 1, 2026 to the date the Tenant moves out of the unit.
6. 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.
7. This order on consent is in full and final settlement of this application.

January 28, 2026
Date Issued

Shadiyah Stoute
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 September 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.