



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082304-25

In the matter of: 940 HALL AVE
WINDSOR ON N9A2M5

Between: BASIL SHAYA Landlord

And

CHRISTINE MAISONNEUVE Tenant

BASIL SHAYA (the 'Landlord') applied for an order to terminate the tenancy and evict CHRISTINE MAISONNEUVE (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 application was scheduled to be heard by video conference on January 20, 2026.

Before the start of the hearing the Landlord's legal representative Lynn Perillo, the Tenant Christine Maisonneuve and the Tenant's legal representative Kristen Jarvis 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 compensation required pursuant to the N12 notice was provided by way of a rent credit applied to the monthly rent for October 2025.
2. The tenancy will terminate as of April 30, 2026, subject to standard enforcement provisions.
3. The current monthly rent is \$1,100.00. Daily rent is \$36.16 which is calculated as follows:
 $\$1,100.00 \times 12 \text{ months} / 365 \text{ days}$
4. The Landlord waives the monthly rent that will become due and payable for February 2026 and March 2026.
5. The Landlord is holding a last month rent deposit in the amount of \$1,100.00 which was collected on January 1, 2017, and to date no interest has been applied.

6. The interest for the period of January 2, 2017, to January 20, 2026, is \$140.79 making the total deposit amount \$1,240.79.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026.
2. The Tenant may vacate the rental unit before April 30, 2026, by providing the Landlord with 10 days notice of early termination.
3. If the rental unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 May 1, 2026.
5. The Landlord owes the Tenant \$1,240.79 which represents the rent deposit being held by the Landlord and the interest owing on the rent deposit to the date of the hearing.
6. As of April 1, 2026, the Landlord will owe the Tenant \$1,245.79 for the last month rent deposit and the interest owing on the rent deposit from the hearing date to March 31, 2026, and the Landlord may deduct \$36.16 per day from this amount for each day the Tenant occupy the rental unit starting on April 1, 2026, and continuing each day until the Tenant vacates the rental unit.
7. If the Tenant voluntarily vacates the rental unit before April 30, 2026, the Landlord shall pay to the Tenant \$36.16 per day for each day prior to April 30, 2026, that the Tenant vacates the rental unit. This amount is payable no later than 30 days after the date the Tenant vacates the rental unit.
8. If the Landlord fails to make payment in accordance with paragraph 7 of this order, the Landlord will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.
9. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

February 3, 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.