



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083443-25

In the matter of: Main/Upper Unit, 32 ORLEANS DR
SCARBOROUGH ON M1C 4S8

Between: Bushra Sharif Landlord

And

Barbara Thompson Tenant

Bushra Sharif (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict Barbara Thompson (the 'Tenant') based on a form N12 notice of termination 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.

A hearing took place at the Landlord and Tenant Board on January 28, 2026 via video teleconference on VC line 122. The Landlord's Legal Representative Harpreet Luthra attended with the Landlord and the Landlord's Support Amir Sharif. The Tenant attended and was self-represented. The Tenant attended with Andrew Collington as Tenant Support.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of March 31, 2026. The Tenant shall vacate the unit on or before that date.

If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. 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 April 1, 2026.

The Tenant shall pay the Landlord \$65.75 per day plus utilities in compensation for the use of the unit from April 1, 2026 to the date the Tenant vacates the unit.

2. The last month's rent deposit is applied to the period of March 2026.
3. The Landlord owes the Tenant interest on the last month's rent deposit in the amount of \$325.25. The last month's rent deposit was collected on November 30, 2015. The Landlord shall compensate the Tenant by applying a credit of \$325.25 to the rent ledger for the period of February 2026.

February 6, 2026

Date Issued

Chris Jackson
Hearing 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 October 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.