



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

File Number: LTB-L-071610-25

In the matter of: 74 Upney Dr
Nepean ON K2J 5G6

Between: Ly Thi Nguyen Landlord

And

Adel Ayadi Tenant

Ly Thi Nguyen (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict Adel Ayadi (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.

A hearing took place at the Landlord and Tenant Board on January 28, 2026 via video teleconference on VC line 141. The Landlord's Agent Ali Novin attended with the Landlord and the Landlord's Support Layla Novin-Kashani. The Tenant attended and was self-represented.

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 January 31, 2026. The Tenant shall vacate the unit on or before that date.

If the unit is not vacated on or before January 31, 2026, then starting February 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 \$67.26 per day plus utilities in compensation for the use of the unit from February 1, 2026 to the date the Tenant vacates the unit.

2. This order shall resolve all matters arising out of the tenancy on a full and final basis, such that neither party, the Landlord nor the Tenant, have any further claims and/or actions against the other.
3. The Tenant consents to the Landlord removing and/or disposing of all personal possessions remaining in the unit with the **exception of some personal documents with Arabic writing on them**. The Tenant agrees that prior to making arrangements to collect these documents from the Landlord, the Tenant will send the Landlord an e-mail with a list itemizing the documents he wishes to collect.

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 August 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.