



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

File Number: LTB-L-086341-25- LTB-T-063578-23

In the matter of: 3265 BRUCE AVE
WINDSOR ON N9E1W6

Between: Rachid Abouzenni Landlord

And

Cindy Hodges Tenant
Richard Prosser (OCCUPANT)

Rachid Abouzenni (the 'Landlord') applied for an order to terminate the tenancy and evict Cindy Hodges and Richard Prosser (OCCUPANT) (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.

This application was heard by videoconference on .

The Landlord and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026, the Tenants must provide vacant possession of the unit , on or before that date.
2. 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.
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 March 1, 2026.
4. On or before, February 28, 2026, the landlord will pay to the Tenant \$2,600.00.
5. If the Landlord does not pay the Tenant the full amount owing on or before February 28, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

6. The Landlord and Tenant withdraw any applications currently filed with the Board in relation to this tenancy. The tenant withdraws application LTB-T-063578-23 and will not pursue the issues raised in the T2 application.
7. The Landlord and Tenant agree to withdraw any current applications filed with the Board in relation to this tenancy. The parties agree that they will not pursue each other in any Court of competent jurisdiction relating to these applications.

February 2, 2026

Date Issued

Suzy Franklyn

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.