



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

File Number: LTB-L-095233-25

In the matter of: 7 Hollinrake Ave
Brantford ON N3T0A6

Between: Harman Sammed Mohammed Landlord

And

Justine Perry Tenant

Harman Sammed Mohammed (the 'Landlord') applied for an order to terminate the tenancy and evict Justine Perry (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on January 27, 2026, by video conference.

The Landlord's Legal Representative, Karl Sadowski, and the Tenant were present.

The parties elected to participate in board facilitated mediation with the assistance of Hearings Officer, Maryam Cooper. The parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The Parties Agreed that:

1. The parties reached consent on non-voidable order with termination date of February 28, 2026.
2. The Tenant elected to terminate the Tenancy on February 28, 2026, and the Landlord agreed.
3. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$2,900.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$95.34. This amount is calculated as follows: \$2,900.00 x 12, divided by 365 days.

7. The rent arrears owing to January 31, 2026, is \$11,600.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,900.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$88.18 is owing to the Tenant for the period from October 26, 2024, to January 27, 2026.
11. The total rent arrears and costs owing to January 31, 2026, are \$11,786.00. The Tenant will pay to the Landlord \$11,697.82. This amount includes rent arrears and costs owing up to January 31, 2026, minus the interest on the last month's rent deposit.
12. The last month's rent deposit will be applied to the last month of tenancy in February.

On content of the parties, it is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on February 28, 2026.
2. The Tenant must move out on or before February 28, 2026.
3. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, 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 March 1, 2026.
5. The last month's rent deposit shall be applied to the last month of tenancy in February.
6. The Tenant shall pay to the Landlord \$11,697.82. This amount includes rent arrears and costs owing up to January 31, 2026, minus the interest on the last month's rent deposit.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

8. The Tenant shall also pay the Landlord compensation of \$95.34 per day for the use of the unit starting March 1, 2026, until the date the Tenant moves out of the unit.

February 3, 2026

Date Issued

Maryam Cooper

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 expires on August 29, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 14, 2026

Rent Owing To February 28, 2026	\$14,500.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$14,686.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$11,274.18
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,900.00
Less the amount of the interest on the last month's rent deposit	- \$88.18
Total amount owing to the Landlord	\$8,472.00
Plus daily compensation owing for each day of occupation starting January 28, 2026	\$95.34 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	