



AMENDED ORDER

Order under Section 69 Residential Tenancies Act, 2006 and Section 21.1 of the Statutory Powers Procedure Act

File Numbers: LTB-L-028362-23-AM

LTB-L-099841-25-AM

LTB-L-001809-26-SA-AM

In the matter of: 7, 326 ERB STREET WEST
WATERLOO ON N2L1W3

Between: Erb West Apartments Landlord

And

Amina Ikram Tenants
Ikram Mohyuddin

LTB-L-028362-23

Erb West Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Amina Ikram and Ikram Mohyuddin (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

Erb West Apartments (the 'Landlord') also applied for an order requiring Amina Ikram and Ikram Mohyuddin (the 'Tenants') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

Erb West Apartments (the 'Landlord') also applied for an order requiring Amina Ikram and Ikram Mohyuddin (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' conduct or that of another occupant of the rental unit or someone the Tenants permitted in the residential complex. This conduct substantially interfered with the

Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

LTB-L-099841-25

Erb West Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Amina Ikram and Ikram Mohyuddin (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

LTB-L-001809-26

Erb West Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Amina Ikram and Ikram Mohyuddin (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 1, 2024 with respect to application LTB-L-050891-24.

The Landlord's application was resolved by order LTB-L-001809-26, issued on January 14, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-001809-26.

The parties elected to participate in Board-facilitated mediation through the Tribunals Ontario dispute resolution portal with the assistance of Angela McLaughlin, a Mediator and Hearings Officer with the Landlord and Tenant Board.

These applications were mediated by videoconference on January 29, 2026.

The Landlord's Legal Representative, Petar Guzina, attended on behalf of the Landlord.

The Tenants' Legal Representative, Joel Yinger, attended on behalf of the Tenants.

As a result of the mediation, the parties requested a consent order to resolve all of the applications and I am satisfied that the parties understand the consequences of their consent. Further, as a result of the mediation, the hearings have been cancelled as follows:

LTB-L-028362-23 – February 11, 2026 hearing is cancelled;

LTB-L-099841-25 – February 26, 2026 hearing is cancelled; and

LTB-L-001809-26 – February 3, 2026 hearing is cancelled.

This amended order is issued to correct a clerical error in the order issued on February 2, 2026. The correction is highlighted and underlined for ease of reference. The rest of the order remains unchanged.

On consent of the parties, it is ordered that:

1. **Saba Ikram is removed as a party to the application.**
2. The motion to set aside Order LTB-L-001809-26 issued on January 14, 2026 is granted.
3. Order LTB-L-001809-26 issued on January 14, 2026 is set aside and cannot be enforced.
4. Order LTB-L-050891-24 issued on October 1, 2024 is cancelled and replaced by this order.
5. The tenancy between the Landlord and the Tenants is terminated on February 3, 2026 and the Tenants must move out of the rental unit by this date.
6. If the unit is not vacated on or before February 3, 2026, then starting February 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 February 4, 2026.
8. If the Tenants do not vacate the rental unit by February 3, 2026, the Tenants shall pay the Landlord compensation of \$67.11 per day for the use of the unit starting February 4, 2026 and continuing until the date the Tenants move out of the unit.
9. The Landlord waives the per diem rent for February 1, 2026 to February 3, 2026.
10. The Landlord waives all application filing fees.
11. This order settles all claims, fully and finally, arising from this tenancy.

February 2, 2026

Date Issued

Angela McLaughlin

Hearings Officer, Landlord and Tenant Board

February 9, 2026

Date Amended

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.