



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

File Number: LTB-L-100948-25

In the matter of: 43 ADELAIDE ST
KINGSTON ON K7K1Y3

Between: Al Raheem Holding Inc. Landlord

And

Amber Lagroix Tenant

Al Raheem Holding Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Lagroix (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

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

This application was scheduled to be heard by videoconference on February 5, 2026.

The Landlord's Representative, Shasta Pearson, and the Tenant attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$1,281.55. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$42.13. This amount is calculated as follows: \$1,281.55 x 12, divided by 365 days.
3. The Landlord waives rent arrears owing to January 31, 2026, in the amount of \$7,694.85, and the \$186.00 application filing fee.
4. The Landlord also waives the compensation of \$42.13 per day for the use of the unit from April 1-5, 2026.

5. The Landlord collected a rent deposit of \$1,150.00 from the Tenant, and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$150.48, is owing to the Tenant for the period from December 1, 2018, to February 5, 2026.
6. The rent deposit and interest on the rent deposit are applied to the last rental period of the tenancy.
7. Neither party owes the other arrears, costs, NSF fees, or related charges, as of February 5, 2026.

It is ordered on consent that:

1. The Landlord's application is amended to remove Christine Danford as a Tenant.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 5, 2026.
3. If the unit is not vacated on or before April 5, 2026, then starting April 6, 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 April 6, 2026.

February 12, 2026
Date Issued

Eno Ubia
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 October 6, 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.