



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099919-25

In the matter of: Basement, 1156 HOMEWOOD DR
BURLINGTON ON L7P2M2

Between: Schomaisa Yarzadah Landlord

And

Jacqueline Nicole Plant Tenant
Sasha Armsrtong

Schomaisa Yarzadah (the 'Landlord') applied for an order to terminate the tenancy and evict Jacqueline Nicole Plant and Sasha Armsrtong (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

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

This application was to be heard by videoconference on January 28, 2026. The Landlord's representative, Towfiq Barry, the Landlord, Schomaisa Yarzadah and the Tenant Sasha Armsrtong, representing Jacqueline Nicole Plant attended the hearing. The Tenants did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,400.00. It is due on the first day of each month.
3. The rent arrears owing to January 31, 2026 are \$11,500.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord is waiving the rental arrears paragraph 3 of this order and the application fee in paragraph 4 of this order.
6. There is no last month's rent deposit.
7. The Landlord is waiving the rent will become owing for the period of February 1 -28, 2026.

It is ordered on consent that:

1. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2026.
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.

February 13, 2026

Date Issued

John Russett

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.