



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

File Number: LTB-L-102531-25

In the matter of: Upper Unit, 176 FERNWOOD CRES
HAMILTON ON L8T3L4

Between: Natheer Al-Talib Landlord

And

TASIA PATRICIA KINGSLEY Tenant

Natheer Al-Talib (the 'Landlord') applied for an order to terminate the tenancy and evict TASIA PATRICIA KINGSLEY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 12, 2026.

The Landlord's legal representative Aamer Wali and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on a non-voidable basis on February 19, 2026.
2. If the unit is not vacated on or before February 19, 2026, then starting February 20, 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 February 20, 2026.
4. The Tenant shall pay to the Landlord \$9,803.69 for arrears of rent to February 19, 2026. This amount includes the rent arrears, application filing fee, the rent deposit of \$2,650.00 collected June 13, 2025, and interest on the rent deposit.
5. The Tenant shall also pay the Landlord compensation of \$87.12 per day for the use of the unit starting February 20, 2026 until the date the Tenant moves out of the unit.

6. If the Tenant does not pay the Landlord the full amount owing on or before February 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 20, 2026 at 4.00% annually on the balance outstanding.

February 17, 2026
Date Issued

Brett Lockwood
Member, 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 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To February 19, 2026	\$12,342.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,650.00
Less the amount of the interest on the last month's rent deposit	- \$74.71
Total amount owing to the Landlord	\$9,803.69
Plus daily compensation owing for each day of occupation starting February 20, 2026	\$87.12 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	