



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087082-25

In the matter of: Apt. 2, 4655 FERGUSON ST
NIAGARA FALLS ON L2E2Z3

Between: Miki Richardson Landlord

And

Shukri Adan Ali Tenant

Miki Richardson (the 'Landlord') applied for an order to terminate the tenancy and evict Shukri Adan Ali (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

Miki Richardson (the 'Landlord') also applied for an order requiring Shukri Adan Ali (the 'Tenant') 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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

Mediation was held on February 5, 2026. The following parties participated in the mediation: The Landlord, Miki Richardson and the Tenant, Shukri Adan Ali.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before February 15, 2026.
2. The Tenant shall pay the Landlord \$3,500.00 in accordance with the following schedule:
 - \$150.00 on or before the 25th day of each month for the period March 25, 2026, to January 25, 2028.
 - \$50.00 on or before February 25, 2028.

3. If the Tenant misses any one of the payments in paragraph 2, then the balance will become due and owing, and the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before February 15, 2026, then starting February 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 16, 2026.

February 23, 2026
Date Issued

Kevin Kordahi
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 August 16, 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.