



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

File Number: LTB-L-100975-25

In the matter of: 4, 1530 GILLES ST
OTTAWA ON K1H8E2

Between: ADIB APARTMENTS AND SUITES Landlord

And

Ibrahim Erkan Tenants
Ismet Altun

ADIB APARTMENTS AND SUITES (the 'Landlord') applied for an order to terminate the tenancy and evict Ibrahim Erkan and Ismet Altun (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 23, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord and the Tenant, Ismet Altun on behalf of both parties were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. As of the hearing date, the Tenants was still in possession of the rental unit.
2. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$52.60. This amount is calculated as follows: \$1,600.00 x 12, divided by 365 days.
4. The Landlord collected a rent deposit of \$1,500.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
5. Interest on the rent deposit, in the amount of \$17.95 is owing to the Tenants for the period from July 31, 2025 to February 23, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated the Tenants must vacate the rental unit on or before February 28, 2026.
2. The Tenants shall pay the Landlord \$68.53 for arrears of rent to February 28, 2026 and costs.
3. The Tenants shall also pay the Landlord compensation of \$52.60 per day for the use of the unit starting March 1, 2026 until the date the Tenants move out of the unit.
4. The rent deposit shall be applied to the total amount the Tenants owe. Any remaining amount shall be returned to the Tenants.
5. 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.
6. 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.

March 4, 2026
Date Issued

Christine Leitch
Hearings Officer, Landlord and Tenants 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.