



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-098438-25

In the matter of: 916 LEMONWOOD CRES
WINDSOR ON N9G2R6

Between: 1912828 Ontario Inc. Landlords
Ali Al-Aasm

And

Archie Gauthier Tenant

1912828 Ontario Inc. and Ali Al-Aasm (the 'Landlords') applied for an order to terminate the tenancy and evict Archie Gauthier (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant;
- 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

The Landlords also applied for an order requiring the Tenant to pay the Landlords' reasonable out-of-pocket costs the Landlords have 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.

The application was scheduled to be heard on February 24, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to not only resolve all matters at issue in the application, but all issues arising from the tenancy for the period up to the date of the hearing. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord, Ali Al-Aasm, the Landlords' representative, Kristen Jarvis, the Tenant, and the Tenant's representative, Chris Hall, were present.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The application is amended to correct the Landlords' name to include 1912828 Ontario Inc..
2. The tenancy shall terminate as of June 30, 2026, with enforcement provisions.

3. The Landlords will accept a minimum of ten (10) days written notice from the Tenant should the Tenant choose to terminate the tenancy earlier than June 30, 2026. Under these circumstances, provided the Tenant vacates the rental unit in compliance with the Notice given, the tenancy would terminate as of the earlier date.
4. The Landlords collected and are holding a rent deposit of \$2,009.00.
5. In accordance with subsection 106(10) of the *Residential Tenancies Act, 2006*, (the RTA) the rent deposit shall be applied to the rent for the last month of the tenancy.
6. There is no interest owing on the rent deposit.
7. The Landlords waive all rent payable by the Tenant for the period starting March 1, 2026 to May 31, 2026.
8. The Landlords shall pay the Tenant a settlement amount of \$2,000.00, which shall be paid in trust to the Tenant's representative on or before April 1, 2026. The Tenant's representative shall release this amount to the Tenant upon receiving confirmation from the Landlords that the Tenant has delivered vacant possession of the rental unit.
9. This Order settles all matters arising from this tenancy for the period up to the date of this hearing.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. The Landlords shall pay the Tenant a settlement amount of \$2,000.00, which shall be paid in trust to the Tenant's representative on or before April 1, 2026. The Tenant's representative shall release this amount to the Tenant upon receiving confirmation from the Landlords that the Tenant has delivered vacant possession of the rental unit.
3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords 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 Landlords on or after July 1, 2026.

March 5, 2026
Date Issued

Nancy Fahlgren
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 January 1, 2027 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.