



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

File Number: LTB-L-106525-25

In the matter of: 12 LAVENDER RD
Welland ON L3B0L4

Between: Syed Naveed Hasan Landlords
Saima Naveed

And

Zanaya Wilson Tenants
Vankeylin Johnson

Syed Naveed Hasan and Saima Naveed (the 'Landlords') applied for an order to terminate the tenancy and evict Zanaya Wilson and Vankeylin Johnson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on February 25, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlords, Syed Naveed Hasan and Saima Naveed, the Landlords' Representative, Scott McAllister, the Tenants, Zanaya Wilson and Vankeylin Johnson and the Representative for Vankeylin Johnson, Diana Seguin participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,250.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$73.97. This amount is calculated as follows: \$2,250.00 x 12, divided by 365 days.
4. After the application was filed, the Tenants received a credit of \$2,250.00 as a waiver for part of the arrears.

5. The rent arrears owing to February 28, 2026, are \$4,506.65 after the credit is applied.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$2,250.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$103.37 is owing to the Tenants for the period from February 27, 2024, to February 25, 2026.
9. The key deposit of \$200 shall be paid to the Tenants upon receipt of the key from the Tenants and access to the rental unit by the Landlords.
10. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenants do not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before March 1, 2026.
2. If the unit is not vacated on or before March 1, 2026, then starting March 2, 2026, the Landlords 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 Landlords on or after March 2, 2026.
4. The Tenants shall pay to the Landlords \$1,938.53. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
5. The Tenants shall also pay the Landlords compensation of \$73.97 per day for the use of the unit starting February 26, 2026, until the date the Tenants moves out of the unit.
6. If the Tenants do not pay the Landlords the full amount owing on or before March 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 2, 2026, at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Rachael Kukoyi
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 expires on September 2, 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 Tenants must pay as the tenancy is terminated

Rent Owing to Hearing Date	\$6,355.90
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,250.00
Less the amount of the interest on the last month's rent deposit	- \$103.37
Less the amount of the credit that the Tenants is entitled to	- \$2,250.00
Total amount owing to the Landlords	\$1,938.53
Plus daily compensation owing for each day of occupation starting February 26, 2026	\$73.97 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	