



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096940-25

In the matter of: 3, 340 MILL ST
KITCHENER ON N2M3R7

Between: Fadlalla Hassan Landlord

And

Jessica Tunney Tenants
Rick Hipson

Fadlalla Hassan (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Jessica Tunney and Rick Hipson (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on February 26, 2026. The Landlord was present with their legal representative, Rosalva Clubine, licenced paralegal. Rick Hipson was present. Shaun D. Harvey, licenced paralegal, represented the Tenants.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The current lawful monthly rent is \$956.90. It is due on the 1st of each month.
- b. The Landlord compensated the Tenants an amount equal to one month's rent on August 31, 2025, as required.
- c. The last month rent deposit and the interest owing on the deposit will be used to cover the rent for the last month of the tenancy which is February 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2026.

2. 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.
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 March 1, 2026.
4. If the Tenants are still in the unit beyond February 28, 2026, the Tenants shall pay the Landlord compensation of \$31.46 per day for the use of the unit starting March 1, 2026 until the date the Tenants move out of the unit.
5. The last month rent deposit and any interest owing to the Tenants on the deposit is used to cover the rent due from February 1, 2026 through to and including February 28, 2026.
6. On or before February 28, 2026, the Tenants shall return the unit keys to the Landlord and in exchange the Landlord will provide a payment of \$2,000.00 to the Tenants at the time the keys are returned.
7. If the Landlord does not pay the Tenants the full amount owing on or before February 28, 2026, as agreed, the Landlord will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

March 6, 2026
Date Issued

Joanne Lolato
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 Tenants 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.