



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

File Number: LTB-L-106814-25

In the matter of: 4, 6 PLEASANT AVE
ST CATHARINES ON L2R 1X8

Between: Rino Mancini Landlord

And

Mustafa Osman Ahmed Salah Tenant

Rino Mancini (the 'Landlord') applied for an order to terminate the tenancy and evict Mustafa Osman Ahmed Salah (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

The Landlord's Representative, Judith Callender, the Tenant, Mustafa Osman Ahmed Salah and the Tenant Interpreter Milad Gaber attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for March 15, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$650.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$21.37. This amount is calculated as follows: \$650.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026, are \$12,850.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$650.00 from the Tenant and this deposit is still being held by the Landlord. The parties agreed to apply this amount to the arrears.
9. Interest on the rent deposit, in the amount of \$42.60 is owing to the Tenant for the period from June 1, 2023 to February 25, 2026. The parties agreed to apply this amount to the arrears.
10. The parties agreed if the Tenant vacates the rental unit on or before March 15, 2026, the Landlord will waive \$4,036.00 of the arrears resulting in the Tenant paying \$9,000.00 due on March 15, 2026. Should the Tenant fail to vacate, the full balance of arrears and costs are due and owing.
11. The parties agreed the Tenant will owe the Landlord daily compensation for use of the rental unit from March 1-15, 2026, using the daily compensation rate, also due on March 15, 2026. ($\$21.37 \times 15 = \320.55)

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on March 15, 2026.
2. If the unit is not vacated on or before March 15, 2026, then starting March 16, 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 16, 2026.
4. If the Tenant vacates the rental unit on or before March 15, 2026, the Tenant shall pay \$8,627.95 for rent arrears and costs for the period ending on March 15, 2026. The last month's rent deposit, interest on the deposit and the arrears waived by the Landlord have been deducted from the amount owing.
5. If the Tenant fails to vacate the rental unit on or before March 15, 2026, the Tenant shall pay the Landlord \$12,663.95 for the full rent arrears and costs for the period ending on March 15, 2026. The last month's rent deposit and interest on the deposit have been deducted from the amount owing.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026, at 4.00% annually on the balance outstanding.
7. The Tenant shall also pay the Landlord compensation of \$21.37 per day for the use of the unit starting March 16, 2026, until the date the Tenant moves out of the unit.

March 3, 2026
Date Issued

Tanya Speedie
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 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.