



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

File Number: LTB-L-106207-25

In the matter of: Basement, 2974 REGIS AVE
WINDSOR ON N8R1S5

Between: Liza Khawaja Landlords
Aras Sheeto

And

Lavinia Tudor Tenant

Liza Khawaja and Aras Sheeto (the 'Landlords') applied for an order to terminate the tenancy and evict Lavinia Tudor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on February 26, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord, Liza Khawaja, the Landlords' representative, Hagar Elsayed, the Tenant, and formerly named tenant party, Adrianna Tudor-Artima, who was assisted by family member, Larisa Tudor, 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. I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. Adrianna Tudor-Artima (ATA) is not a tenant within the meaning of the *Residential Tenancies Act, 2006* (the 'Act'). Accordingly, ATA is removed as a tenant party to this application.
2. The tenancy is terminated in a final way and without voiding provisions. The Tenant will have until April 30, 2026 to vacate the rental unit.
3. The lawful rent is \$1,500.00. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 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 \$8,000.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Tenant agrees to pay the Landlord the sum of \$3,000.00 as follows: \$1,500.00 on or before March 1, 2026 and \$1,500.00 on or before April 1, 2026. These payments shall be applied to the total amount owing by the Tenant.
10. Should the Tenant fail to make the agreed upon payments in compliance with this order, the Landlords may, without notice to the Tenant, apply to the Landlord and Tenant Board (the 'LTB')

within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant earlier than April 30, 2026.

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 April 30, 2026.
2. The Tenant shall pay to the Landlords \$7,968.32. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlords compensation of \$49.32 per day for the use of the unit starting February 27, 2026 until the date the Tenant moves out of the unit.
4. The Tenant shall pay to the Landlords the sum of \$3,000.00, **which shall be applied toward the total amount the Tenant owes the Landlords as set out in paragraphs 2 and 3 of this order**, as follows:

\$1,500.00 on or before March 1, 2026; and
\$1,500.00 on or before April 1, 2026.
5. Should the Tenant fail to make any of the payments in compliance with paragraph 4 of this order, the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant earlier than April 30, 2026.
6. If the Tenant does not pay the Landlords the full amount owing as set out in this order, less any payment(s) made in compliance with paragraph 4 of this order, on or before April 30, 2026 the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2027 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 May 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 expires on November 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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenant must pay the Landlords

Rent Owing To Hearing Date	\$7,782.32
Application Filing Fee	\$186.00
Total amount owing to the Landlords	\$7,968.32
Plus daily compensation owing for each day of occupation starting February 27, 2026	\$49.32 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	