



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

File Number: LTB-L-077218-25

In the matter of: Second floor Unit# 12, 211 YORK RD
DUNDAS ON L9H1M9

Between: Ontario Aboriginal Housing Services Landlord

And

Tanya Mohammed Tenant

Ontario Aboriginal Housing Services (the 'Landlord') applied for an order to terminate the tenancy and evict Tanya Mohammed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 3, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Daniel Abraham, and the Tenant, Tanya Mohammed, were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective April 15, 2026. This is a final termination and is non-voidable.
- b) For the purpose of resolving the application, the arrears shall be calculated on the basis of a monthly rent of \$1,450.00 resulting in total arrears of \$27,150.00 owing to March 31, 2026 and costs of \$186.00 for filing the application.
- c) By April 5, 2026, the Landlord will install a lockbox at the rental unit and provide the Tenant with the lockbox code. The Tenant will leave all unit keys in the lockbox upon vacating the rental unit on April 15, 2026.

- d) Provided that the Tenant vacates the rental unit on or before April 15, 2026, the Landlord agrees to waive all outstanding arrears and costs, and any rent that would otherwise become due for the month of April 2026.
- e) If the Tenant does not vacate the rental unit by April 15, 2026, the full amount of arrears and costs shall become immediately due and owing.

On consent, it is ordered that:

- 1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must vacate the unit on or before April 15, 2026.**
- 2. If the unit is not vacated on or before April 15, 2026, then starting April 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 April 16, 2026.

Amounts owing if the Tenant vacates the unit *after* April 15, 2026

- 4. If the Tenant does not vacate on or before April 15, 2026, the Tenant shall pay the Landlord **\$27,336.00**. This amount includes rent arrears owing up to March 31, 2026, and the cost of filing the application.
- 5. If the Tenant does not pay the Landlord the full amount owing on or before April 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 17, 2026, at 4.00% annually on the balance outstanding.

Amounts owing if the Tenant vacates the unit *on or before* April 15, 2026

- 6. On the condition that the Tenant vacates the unit on or before April 15, 2026, the Landlord waives all amounts owing pursuant to paragraphs 4 of this order.

March 5, 2026
Date Issued

Sarah Visnovec
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 October 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.