



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

File Number: LTB-L-102975-25

In the matter of: 1009, 20 Esterbrooke Ave.
North York, ON M2J 2C3

Between: Homestead Land Holdings Limited Landlord

And

Layla Ibrahim Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Layla Ibrahim (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 5, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Ashleigh Searles, and the Tenant attended the hearing.

The parties reached consent prior to the mediation and 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 terms of their consent.

The parties agreed that:

1. The parties reached consent prior to the mediation on extended standard order with termination date of April 30, 2026.
2. The terms of this agreement were reviewed with the Tenant during mediation including the consequences of not being able to void this order on or before April 30, 2026.
3. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice, or before the date the application was filed.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$2,369.54. It is due on the 1st day of each month.

6. Based on the Monthly rent, the daily rent/compensation is \$77.90. This amount is calculated as follows: $\$2,369.54 \times 12$, divided by 365 days.
7. The rent arrears owing to March 31, 2026, are \$5,506.74.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The total rent arrears and costs owing to March 31, 2026, are, \$5,692.74.
10. The Landlord collected a rent deposit of \$2,356.27 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
11. Interest on the rent deposit, in the amount of \$25.22 is owing to the Tenant for the period from September 1, 2025, to March 5, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
 2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$5,692.74 if the payment is made on or before March 31, 2026.
- Or
- \$8,062.28 if the payment is made on or before April 30, 2026. (This amount including the total rent arrears and costs owing to March 31, 2026 plus the lawful rent in April)
 3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 30, 2026.**
 5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 6. 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 May 1, 2026.
 7. The Tenant shall also pay the Landlord compensation of \$77.90 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.

8. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,667.52. This amount includes rent arrears owing up to March 31, 2026, and the cost of filing the application. The interest \$25.22 the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. The last month's rent deposit will be applied to the last month of Tenancy in April.
9. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

March 11, 2026
Date Issued

Maryam Cooper
Member, 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 31, 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 Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 22, 2026:

Rent Owing to March 31, 2026	\$10,506.74
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,000.00
Total the Tenant must pay to continue the tenancy	\$5,692.74

B. Amount the Tenant must pay if the tenancy is terminated:

Rent Owing to Hearing Date	\$8,526.70
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,000.00
Less the amount of the last month's rent deposit	- \$2,356.27
Less the amount of the interest on the last month's rent deposit	- \$25.22
Total amount owing to the Landlord	\$1,331.21
Plus, daily compensation owing for each day of occupation starting March 6, 2026	\$77.90 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	