



Order under Section Residential Tenancies Act, 2006

File Number: LTB-L-001906-26

In the matter of: 40 MODESTO CRES, Bedroom 1, Upper
Level
BRAMPTON ON L6P1K2

Between: Samarjeet Sidhu Landlord

And

METAIYA HUDSON INGRAM Tenant

Samarjeet Sidhu (the 'Landlord') applied for an order to terminate the tenancy and evict Metaiya Hudson Ingram (the 'Tenant') because:

the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The parties attended Mediation on March 9, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Maryam Cooper.

The Landlords' legal representative, the Landlord and the Tenant were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

- The parties reached consent on non-voidable order with termination date of June 30, 2026.
- The parties agreed on consent to amend the application by adding the rental unit as Bedroom 1, upper level.
- The lawful monthly rent is \$1,100.00.
- The last month's rent deposit will be applied to the last month of Tenancy in June 2026.
- The Landlord, agreed to waive the lawful rent in May 2026, in exchange to be provided with the vacant possession of the property on or before June 30, 2026.
- The Landlord paid the Tenant one month compensation for Notice N12 by waiving the lawful rent in March 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$36.16 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
5. The Landlord waived the lawful rent in May 2026 in exchange to be provided with a vacant possession of the rental property on or before June 30, 2026.
6. The last month's rent shall be applied to the last month of tenancy in June 2026.
7. If the Tenant fails to vacate on or before June 30, 2026, The Tenant forfeits the compensation described in paragraph 5 of this order.

March 11, 2026
Date Issued

Maryam Cooper
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.

