



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

File Number: LTB-L-108118-25

In the matter of: 1, 309 OAK ST
SUDBURY ON P3C 1N1

Between: Mohammed Al-husseini Landlord

and

Destiny Mines Tenant

Mohammed Al-husseini (the 'Landlord') applied for an order to terminate the tenancy and evict Destiny Mines (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing scheduled on March 16, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord, the Landlord's Representative Deborah Shewman, and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,600.00. It is due on the 1st day of each month.
- 2) The Tenant receives a rent subsidy from the Canadian Mental Health Association (CMHA) that is paid directly to the Landlord. The Tenant will communicate directly with the CMHA about how this order may affect her rent subsidy.
- 3) The Landlord has compensated the Tenant an amount equal to one month's rent by February 28, 2026.

- 4) The Tenant owes the Landlord \$1,594.00 for her portion of rent for February and March 2026. However, the Landlord is waiving collection of these arrears.
- 5) Based on the monthly rent, the daily compensation is \$52.60. This amount is calculated as follows: \$1,600.00 x 12 months, divided by 365 days.
- 6) The Landlord collected a last month rent deposit of \$1,600.00 from the Tenant and this deposit is still being held by the Landlord. This deposit shall only be applied to the last month of the tenancy, which is April 2026 as the tenancy is terminating.
- 7) Interest on the last month rent deposit in the amount of \$49.48 is owed to the Tenant for the period December 4, 2024 to March 16, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must move out of the rental unit on or before April 30, 2026.**
2. 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.
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 May 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$52.60 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
5. The Landlord shall pay the Tenant all interest owed on the last month rent deposit up to March 31, 2026.
6. If the Landlord fails to pay to the Tenant the full amount of interest owed per paragraph 5 of this order on or before April 30, 2026, then the Landlord will start to accrue simple interest at 4% annually on the outstanding balance.
7. This order on consent is in full and final settlement of this application.

March 19, 2026
Date Issued

Denise Hannivan
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 of the Tenant 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.