



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-003451-26

In the matter of: 210, 115 FERGUS STREET
MOUNT FOREST, ON, N0G2L2

Between: FERGUS FOREST GREEN INC. Landlord

and

TAMMY ARSENAULT Tenant

- [1] FERGUS FOREST GREEN INC. (the 'Landlord') applied for an order to terminate the tenancy and evict TAMMY ARSENAULT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.
- [2] The application was scheduled to be heard by video conference on March 18, 2026. ZUHAIB ALI, who is an employee of the Landlord appeared on behalf of the Landlord. The Tenant was present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The tenancy is terminated effective April 15, 2026.
 - b. The total amount of arrears owing up to April 15, 2026, including the application filing fee is \$18,236.00
 - c. This Order is a non-voidable order which means the tenancy is terminated and there is no opportunity for the Tenant to pay the amount owing and remain in the residential unit.
 - d. The parties agreed to amend the Landlord's application to remove ZUHAIB ALI as a Landlord named on the application.
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective April 15, 2026. The Tenant must move out of the rental 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.
4. If the unit is not vacated on or before April 15, 2026, the Tenant shall pay to the Landlord \$64.11 per day for compensation for use of the unit from April 16, 2026 to the date the Tenant moves out of the unit.
5. The Tenant shall pay the Landlord \$18,236.00 which represents arrears of rent owing up to April 15, 2026, including the application filing fee by no later than April 15, 2026.
6. If the Tenant fails to make payment in accordance with paragraph 5 of this Order, and by the date required, then the balance owing under paragraph 5 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.
7. The parties agreed to amend the Landlord's application to remove ZUHAIB ALI as a Landlord named on the application.

March 23, 2026
Date Issued

Nick Vescio
Hearing Officer, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

In accordance with section 81 of the Residential Tenancies Act, 2006, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.