



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-012859-26

In the matter of: Basement Unit, 1613 UPPER
SHERMAN AVE
HAMILTON ON L8W0B9

Between: Arifur Rahman Landlord

And

Kara Smithers Tenants
Bayla Shier

Arifur Rahman (the 'Landlord') applied for an order to terminate the tenancy and evict Kara Smithers and Bayla Shier (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

The application was scheduled to be heard on March 19, 2026, by video conference, at which the parties requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch for mediation services.

The Landlord's Representative, Liam Walker, the Landlord's Agent, Alvi Rahman and the Tenants were present. The Tenant Kara Smithers raised concerns about decision making capacity and provided authorization to her mother, Bayla Shier, to make decisions on her behalf in regard to this application.

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.

The parties agreed to the following:

1. The parties agree to the non-voidable termination date set out in the order below.
2. The Tenants will leave the rental unit in broom swept condition upon moving out.

It is ordered on consent that:

1. The application is amended to correct the address of the rental unit to include Basement Unit.

2. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before April 10, 2026.
3. If the unit is not vacated on or before April 10, 2026, then starting April 11, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 11, 2026.

March 27, 2026
Date Issued

Christine Leitch
Hearings Officer, Landlord and Tenants 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 11, 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.