



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

File Number: LTB-L-009054-26

In the matter of: 23 Chambery St.
Bracebridge, ON P1L0N4

Between: Salman Aziz Landlord
Saira Bashir

And

Skyler Newton-Watkinson Tenant

Salman Aziz and Saira Bashir (collectively the 'Landlord') applied for an order to terminate the tenancy and evict Skyler Newton-Watkinson (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on April 8, 2026.

The Landlord's Representative, Reginald Bent, Landlord, Salman Aziz, and the Tenant attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

Parties sought resolution through mediation but were unsuccessful.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Landlord served the Tenant with a valid 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,208.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$105.47. This amount is calculated as follows: \$3,208.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$12,832.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,000.00 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.
9. Interest on the rent deposit, in the amount of \$189.18 is owing to the Tenant for the period from August 25, 2023, to April 8, 2026.
10. The tenancy will terminate on April 16, 2026.
11. If the Tenant vacates on or before April 16, 2026, the Landlord will waive all rent arrears for the period ending April 30, 2026, and the cost of filing the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant will terminate April 16, 2026.
The Tenant must move out of the rental unit on or before April 16, 2026.
2. If the unit is not vacated on or before April 16, 2026, then starting April 17, 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 17, 2026.
4. **If the Tenant vacates on or before April 16, 2026, the Landlord shall waive all rent arrears for the period ending April 30, 2026, and the cost of filing the application.**
5. **If the Tenant does not vacate on or before April 16, 2026, the Tenant shall pay the Landlord the following amounts:**
 - a) The Tenant shall pay to the Landlord \$7,464.58. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent

deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.

- b) The Tenant shall also pay the Landlord compensation of \$105.47 per day for the use of the unit starting April 9, 2026, until the date the Tenant moves out of the unit.
 - c) If the Tenant does not pay the Landlord the full amount owing on or before April 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 17, 2026, at 4.00% annually on the balance outstanding.
6. This order resolves all issues between the parties as of April 8, 2026.

April 10, 2026
Date Issued

Ken Audziss
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 22, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Hearing Date, April 8, 2026	\$10,467.76
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less the amount of the interest on the last month's rent deposit	- \$189.18
Total amount owing to the Landlord	\$7,464.58
Plus, daily compensation owing for each day of occupation starting April 9, 2026	\$105.47 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	